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VENTURA COUNTY GENERAL PLAN LAND USE APPENDIX

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VENTURA COUNTY GENERAL PLAN LAND USE APPENDIX

Adopted by the Ventura County Board of Supervisors
on
June 19, 2001

LAND USE APPENDIX

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3. LAND USE APPENDIX

3.1 INTRODUCTION

This Land Use Appendix provides data on land use, population, housing, and employment which were used to prepare the goals, policies, and programs contained in the Land Use Chapter of the General Plan. The data were also used in the preparation of the Transportation/Circulation chapter and in the preparation of the appendices on issues of countywide concern, such as solid and liquid waste planning and water supply planning.

Section 3.2 examines the "holding capacity" of the County, assuming full build-out under the city and County general plans in effect in 1998. This section includes assumptions on population, housing, commercial and industrial floor area, and employment that make it possible to project population and employment for small geographic areas.

Section 3.3 describes the process that was followed in the preparation and adoption of the countywide population and dwelling unit forecasts. This process utilized, in part, the holding capacity data described in Section 3.2. Section 3.3 also includes an assessment of housing needs in the County from January 1, 1998 to June 30, 2005 based on the adopted forecasts and an assessment of residential land inventory and housing constraints. This section also lists the existing State and Federal housing programs and identifies potential programs that could be adopted at the local level to lower housing costs and meet local housing needs, and an evaluation of the County's previous "Housing Element".

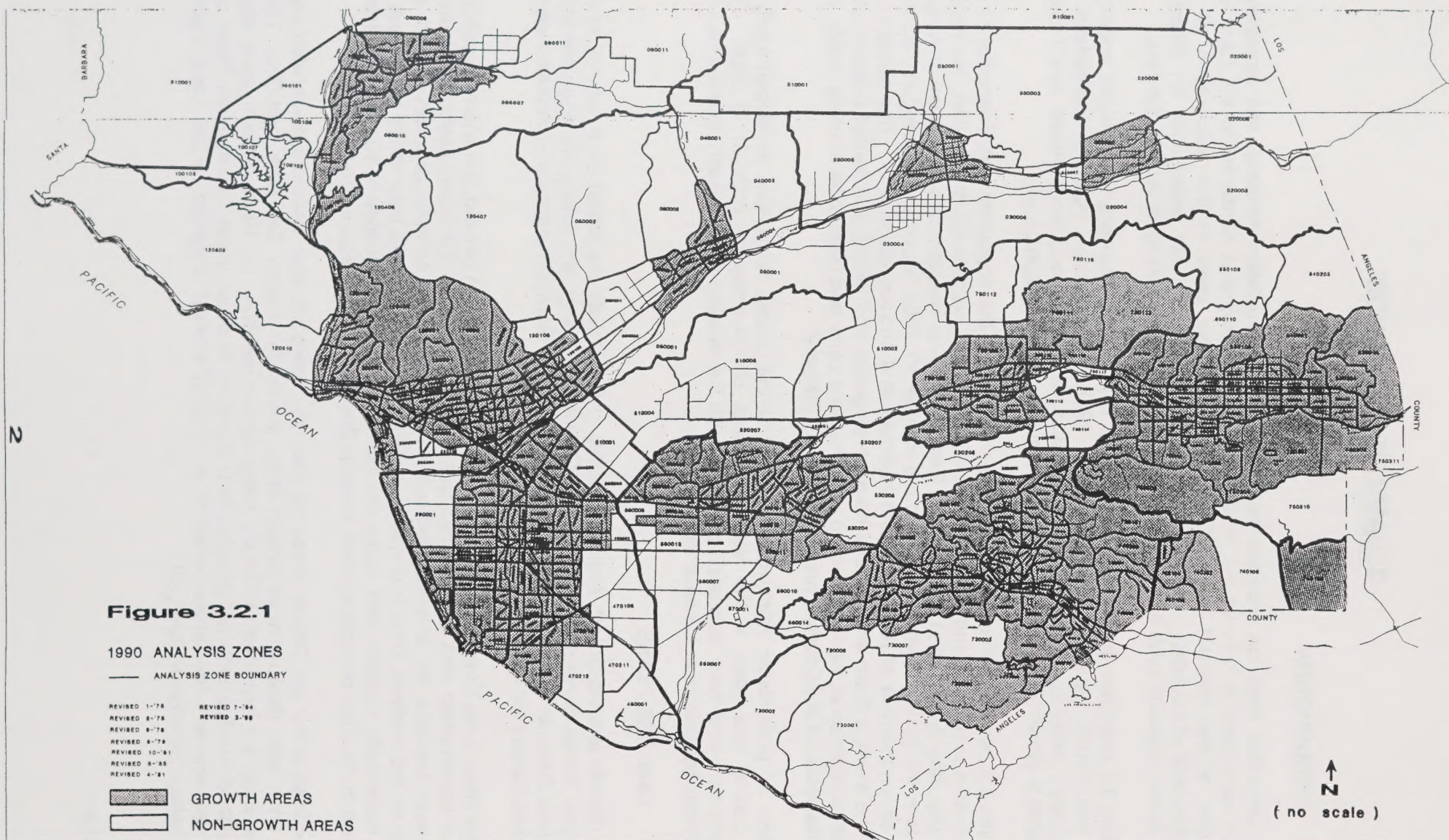
Section 3.4 presents an employment forecast for the County, which was developed jointly by the County and cities in the Ventura Council of Governments (VCOG) in 2000. The employment data have also been compared with the dwelling unit forecasts to determine the jobs/housing balance at the local level.

3.2 LAND USE PLANS

The Growth and Nongrowth Area boundaries of the County are based on a network of 515 Analysis Zones created by VCOG. The Growth and Nongrowth Areas are aggregations of Analysis Zones in various subareas of the County. The Growth/Nongrowth Area boundaries of Ventura County are shown in Figure 3.2.1.

All the cities in the County lie within identified Growth Areas. In general, the entire present and future incorporated area of each city has been included within the appropriate Growth Area. However, because the Growth Area boundaries are based on Analysis Zone boundaries, and because the Analysis Zone boundaries (on which the Growth Area boundaries are based) do not necessarily coincide with future city limit lines, urban development will not necessarily extend to the outer boundaries of all Analysis Zones which comprise a Growth Area.

In addition to the ten Growth Areas for each city, there are also three unincorporated areas that have been designated as Growth Areas: Ahmanson Ranch, Oak Park, and Piru. These three areas are identified as Growth Areas for two reasons: (1) they represent areas where urbanized development has occurred or is expected to occur under County Area Plans; and (2) they represent the urban center of an Area of Interest identified by the Local Agency Formation Commission (LAFCO).



Source: Ventura County Planning Division

The remainder of the inventory covers Nongrowth Areas, which are comprised of all remaining Analysis Zones within each Area of Interest, and which are not designated for significant urban development.

Figures 3.2.2 and 3.2.3 present future land use acreage, population and employment densities, and building intensities based on adopted city and County general plans.

It should be recognized that true build-out never actually occurs, as general plans are periodically amended to anticipate and accommodate future housing and employment needs. Most of the city plans are targeted to the year 2010; therefore, Figures 3.2.2 and 3.2.3 are assumed to present general land use, building intensity, and population density ranges which will exist in that year.

FIGURE 3.2.2

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
AHMANSON RANCH GROWTH AREA										
OPEN SPACE	5,566	0.00	0.00	0	0	2.69	0	0	0.00	0.00
COMMUNITY OPEN SPACE	915	0.01	0.10	*0	*0	2.69	0	0	0.00	0.00
SFE	747	0.15	2.00	*518	*648	2.69	1,394	1,743	1.87	2.33
SFT	344	2.00	5.00	*696	*869	2.69	1,872	2,338	5.44	6.80
SFA	84	5.00	10.00	*414	*519	2.69	1,114	1,396	13.26	16.62
VILLAGE CENTER	62	10.00	25.00	*/**536	*/**584	2.69	***1,442	***1,591	23.26	25.39
NEIGHBORHOOD CENTER	4	10.00	25.00	*80	*80	2.69	215	215	53.80	53.80
SECOND DWELLING UNIT	****	---	---	300	300	2.69	807	807	---	---
RURAL	810	0.20	1.00	162	810	2.69	436	2,179	0.54	2.69
BELL CANYON	208	---	---	453	453	2.69	1,219	1,219	5.86	5.86
TOTAL	8,740			3,159	4,263		8,499	11,468		
CAMARILLO GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	1,620	0.02	0.02	27	27	2.52	68	68	0.04	0.04
RURAL	1,478	1.50	1.50	2,217	2,217	2.52	5,587	5,587	3.78	3.78
LOW	1,920	3.50	3.50	6,720	6,720	2.52	16,934	16,934	8.82	8.82
LOW MEDIUM	1,014	7.00	7.00	7,096	7,096	2.52	17,887	17,887	17.64	17.64
MEDIUM	135	15.00	15.00	2,025	2,025	2.52	5,103	5,103	37.80	37.80
HIGH	199	25.00	25.00	4,975	4,975	2.52	12,537	12,537	63.00	63.00
MOBILE HOME	208	7.00	7.00	1,456	1,456	2.52	3,669	3,669	17.64	17.64
CAMARILLO HEIGHTS EXISTING COMM'TY	767	-----	-----	1,769	1,769	2.52	4,455	4,455	5.81	5.81
LAS POSAS ESTATES EXISTING COMM'TY	716	-----	-----	1,077	1,077	2.52	2,712	2,712	3.79	3.79
STACY/TERRA BELLA EXISTING COMM'TY	16	-----	-----	34	34	2.52	85	85	5.47	5.47
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	1,105	0.01	0.03	7	28	2.52	17	70	0.02	0.06
OPEN SPACE	120	0.03	0.10	3	12	2.52	8	30	0.06	0.25
RURAL	5	0.10	0.50	1	3	2.52	1	6	0.25	1.26
TOTAL	9,304			27,406	27,440		69,064	69,144		

- * Number of DU's Limited by Specific Plan
- ** Includes 50 Single Room Occupancy (SRO) units
- *** Includes 50 persons for SRO units
- **** Acreage included in SFE/SFT acres

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
CAMARILLO NONGROWTH AREA										
AGRICULTURAL	15,408	0.01	0.03	96	385	3.11	299	1,198	0.02	0.08
OPEN SPACE	10,232	0.03	0.10	256	1,023	3.11	796	3,182	0.08	0.31
RURAL	2,651	0.10	0.50	265	1,325	3.11	824	4,122	0.31	1.56
STATE OR FEDERAL FACILITY	50	7.80	7.80	390	390	3.11	1,213	1,213	24.26	24.26
SANTA ROSA VALLEY EXISTING COMM'Y	1,192	-----	-----	1,163	1,163	3.11	3,616	3,616	3.03	3.03
TOTAL	29,533			2,170	4,286		6,748	13,331		
FILLMORE GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
RURAL RESIDENTIAL	390	1.00	7.00	390	2,730	2.83	1,104	7,726	2.83	19.81
LOW DENSITY	775	1.00	7.00	775	5,425	2.83	2,193	15,353	2.83	19.81
MEDIUM DENSITY	107	7.00	11.00	749	1,177	2.83	2,120	3,331	19.81	31.13
HIGH DENSITY	13	11.00	15.00	143	195	2.83	405	552	31.13	42.45
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	827	0.01	0.03	5	21	2.83	15	59	0.02	0.07
OPEN SPACE	2,369	0.03	0.10	59	237	2.83	168	670	0.07	0.28
TOTAL	4,481			2,121	9,785		6,004	27,690		
FILLMORE NONGROWTH AREA										
AGRICULTURAL	9,253	0.01	0.03	58	231	2.72	157	629	0.02	0.07
OPEN SPACE	34,868	0.03	0.10	872	3,487	2.72	2,371	9,484	0.07	0.27
TOTAL	44,121			930	3,718		2,528	10,113		
LAS POSAS NONGROWTH AREA										
AGRICULTURAL	16,283	0.01	0.03	102	407	3.24	330	1,319	0.02	0.08
OPEN SPACE	13,469	0.03	0.10	337	1,347	3.24	1,091	4,364	0.08	0.32
RURAL	1,364	0.10	0.50	136	682	3.24	442	2,210	0.32	1.62
LA CUMBRE ROAD EXISTING COMMUNITY	235	-----	-----	256	256	3.24	828	828	3.52	3.52
SATICOY COUNTRY CLUB EXISTING	69	-----	-----	97	97	3.24	313	313	4.54	4.54
SOMIS EXISTING COMMUNITY	54	-----	-----	276	276	3.24	892	892	16.52	16.52
TOTAL	31,474			1,204	3,065		3,896	9,926		

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
MOORPARK GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
RURAL LOW	1,668	0.20	0.20	334	334	2.91	971	971	0.58	0.58
RURAL HIGH	206	1.00	1.00	208	208	2.91	605	605	2.91	2.91
LOW	168	1.00	1.00	168	168	2.91	489	489	2.91	2.91
MEDIUM LOW	568	2.00	2.00	1,136	1,136	2.91	3,306	3,306	5.82	5.82
MEDIUM	1,174	4.00	4.00	4,696	4,696	2.91	13,665	13,665	11.64	11.64
HIGH	343	7.00	7.00	2,401	2,401	2.91	6,987	6,987	20.37	20.37
VERY HIGH	161	15.00	15.00	2,415	2,415	2.91	7,028	7,028	43.65	43.65
SPECIFIC PLAN 1 LEVY	282	-----	-----	415	415	2.91	1,208	1,208	4.28	4.28
SPECIFIC PLAN 2 JBR	438	-----	-----	475	475	2.91	1,382	1,382	3.16	3.16
SPECIFIC PLAN 9 MUSD	25	-----	-----	80	80	2.91	233	233	9.31	9.31
SPECIFIC PLAN 10 SCHLEVE	71	-----	-----	154	154	2.91	448	448	6.31	6.31
SPECIFIC PLAN 8 MESSENGER	4,200	-----	-----	2,400	2,400	2.91	6,984	6,984	1.66	1.66
AGRICULTURAL 1	45	0.03	0.10	1	5	2.91	3	13	0.07	0.29
AGRICULTURAL 2	0	0.03	0.03	0	0	2.91	0	0	0.00	0.00
OPEN SPACE 1	16	0.03	0.10	0	2	2.91	1	5	0.07	0.29
OPEN SPACE 2	1,084	0.03	0.03	27	27	2.91	79	79	0.07	0.07
HOME ACRES EXISTING COMMUNITY	207	2.18	2.18	451	451	2.91	1,313	1,313	6.34	6.34
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	972	0.01	0.03	6	24	2.91	18	71	0.02	0.07
OPEN SPACE	8,082	0.03	0.10	202	808	2.91	588	2,352	0.07	0.29
RURAL	262	0.10	0.50	26	131	2.91	76	381	0.29	1.46
TOTAL	19,974			15,596	16,330		45,384	47,519		
MOORPARK NONGROWTH AREA										
AGRICULTURAL	1,617	0.01	0.03	10	40	2.38	24	96	0.01	0.06
OPEN SPACE	12,820	0.03	0.10	321	1,282	2.38	763	3,051	0.06	0.24
RURAL	105	0.10	0.50	11	53	2.38	25	125	0.24	1.19
TOTAL	14,542			341	1,375		812	3,272		

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
NORTH HALF NONGROWTH AREA										
OJAI AREA PLAN										
OPEN SPACE	3,740	0.01	0.01	23	47	1.63	38	76	0.01	0.02
OPEN SPACE 80	18,270	0.01	0.01	228	228	1.63	372	372	0.02	0.02
OPEN SPACE 40	282	0.03	0.03	7	7	1.63	11	11	0.04	0.04
OPEN SPACE 20	783	0.05	0.05	39	39	1.63	64	64	0.08	0.08
OPEN SPACE 10	4,627	0.10	0.10	463	463	1.63	754	754	0.16	0.16
RURAL RESIDENTIAL 2	18	0.50	0.50	9	9	1.63	15	15	0.82	0.82
OPEN SPACE (FEDERAL LAND)	550,211	0.00	0.00	0	0	1.63	0	0	0.00	0.00
OPEN SPACE (PRIVATELY OWNED)	46,112	0.03	0.10	1,153	4,611	1.63	1,879	7,516	0.04	0.16
RURAL	1,501	0.10	0.50	150	751	1.63	245	1,223	0.16	0.82
MATILIJIA CANYON EXISTING COMM'Y	132	1.00	1.00	132	132	1.63	213	213	1.62	1.62
NORTH FORK SPRINGS EXISTING	46	1.00	1.00	46	46	1.63	74	74	1.61	1.61
TOTAL	625,722			2,251	6,333		3,665	10,319		
OAK PARK GROWTH AREA										
OPEN SPACE	6,600	0.03	0.10	165	660	2.99	493	1,973	0.07	0.30
OAK PARK AREA PLAN										
OPEN SPACE	613	0.01	0.01	8	8	2.99	23	23	0.04	0.04
R/1-2	1	1.00	2.00	1	2	2.99	3	6	2.99	5.98
R/2-4	105	2.00	4.00	210	420	2.99	628	1,256	5.98	11.96
R/4-6	514	4.00	6.00	2,056	3,084	2.99	6,147	9,221	11.96	17.94
R/6-8	86	6.00	8.00	516	688	2.99	1,543	2,057	17.94	23.92
R/8-12	175	8.00	12.00	1,400	2,100	2.99	4,186	6,279	23.92	35.88
R/16-20	39	16.00	20.00	624	780	2.99	1,866	2,332	47.84	59.80
TOTAL	8,133			4,980	7,742		14,889	23,148		

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
OJAI GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
VERY LOW	245	0.50	0.50	123	123	2.42	296	296	1.21	1.21
LOW	570	1.00	2.00	570	1,140	2.42	1,379	2,759	2.42	4.84
MEDIUM	395	3.00	4.00	1,185	1,580	2.42	2,868	3,824	7.26	9.68
MEDIUM HIGH	83	6.00	7.50	498	623	2.42	1,205	1,506	14.52	18.15
HIGH	30	8.00	15.00	240	450	2.42	581	1,089	19.36	36.30
SPECIAL HOUSING	10	12.00	20.00	120	200	2.42	290	484	29.04	48.40
OUTSIDE SPHERE OF INFLUENCE										
OPEN SPACE	9,266	0.03	0.10	232	927	2.42	561	2,242	0.06	0.24
RURAL	1,750	0.10	0.50	175	875	2.42	424	2,118	0.24	1.21
OJAI AREA PLAN										
OS 80	5,218	0.01	0.01	65	65	2.42	158	158	0.03	0.03
OS 40	3,121	0.03	0.03	78	78	2.42	189	189	0.06	0.06
OS 20	2,794	0.05	0.05	140	140	2.42	338	338	0.12	0.12
OS 10	195	0.10	0.10	20	20	2.42	47	47	0.24	0.24
RI	566	0.03	0.05	14	28	2.42	34	68	0.06	0.12
RR 5	1,267	0.20	0.20	253	253	2.42	613	613	0.48	0.48
RR 2	1,061	0.50	0.50	531	531	2.42	1,284	1,284	1.21	1.21
UR 1-2	929	1.00	2.00	929	1,858	2.42	2,248	4,496	2.42	4.84
UR 2-4	391	2.00	4.00	782	1,564	2.42	1,892	3,785	4.84	9.68
UR 4-6	380	4.00	6.00	1,520	2,280	2.42	3,678	5,518	9.68	14.52
UR 6-10	14	6.00	10.00	84	140	2.42	203	339	14.52	24.20
UR 10-20	57	10.00	20.00	570	1,140	2.42	1,379	2,759	24.20	48.40
TOTAL	28,342			8,128	14,013		19,669	33,912		

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
OJAI NONGROWTH AREA										
OPEN SPACE	34,526	0.03	0.10	863	3,453	2.49	2,149	8,598	0.06	0.25
RURAL	1,454	0.10	0.50	145	727	2.49	362	1,810	0.25	1.25
OJAI AREA PLAN										
OS 80	16,759	0.01	0.01	209	209	2.49	520	520	0.03	0.03
OS 40	9,121	0.03	0.03	228	228	2.49	568	568	0.06	0.06
OS 20	3,685	0.05	0.05	184	184	2.49	459	459	0.12	0.12
OS 10	209	0.10	0.10	21	21	2.49	52	52	0.25	0.25
RI	546	0.03	0.05	14	27	2.49	34	68	0.06	0.12
RR 5	591	0.20	0.20	118	118	2.49	294	294	0.49	0.49
RR 2	484	0.50	0.50	242	242	2.49	603	603	1.25	1.25
UR 1-2	271	1.00	2.00	271	542	2.49	675	1,350	2.49	4.98
UR 2-4	3	2.00	4.00	6	12	2.49	15	30	4.98	9.96
UR 4-6	2	4.00	6.00	8	12	2.49	20	30	9.96	14.94
UR 10-20	8	10.00	20.00	80	160	2.49	199	398	24.90	49.80
TOTAL	67,659			2,390	5,935		5,950	14,780		
OXNARD GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
RURAL	1,194	1.00	4.00	1,194	4,776	2.76	3,295	13,182	2.76	11.04
VERY LOW DENSITY	5	1.00	2.00	5	10	2.76	14	28	2.76	5.52
LOW DENSITY	6,449	1.00	7.00	6,449	45,143	2.76	17,799	124,595	2.76	19.32
LOW MEDIUM DENSITY	1,230	7.00	12.00	8,610	14,760	2.76	23,764	40,738	19.32	33.12
MEDIUM DENSITY	275	12.00	18.00	3,300	4,950	2.76	9,108	13,662	33.12	46.68
HIGH DENSITY	284	18.00	30.00	5,112	8,520	2.76	14,109	23,515	49.68	82.80
MOBILE HOME 1	287	1.00	7.00	287	2,009	2.76	792	5,545	2.76	19.32
MOBILE HOME 2	53	7.00	12.00	371	636	2.76	1,024	1,755	19.32	33.12

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
EL RIO/DEL NORTE AREA PLAN										
RR 5	10	0.10	0.20	1	2	2.76	3	6	0.28	0.55
UR 1-2	215	1.00	2.00	215	430	2.76	593	1,187	2.76	5.52
UR 2-4	220	2.00	4.00	440	880	2.76	1,214	2,429	5.52	11.04
UR 4-6	121	4.00	6.00	484	726	2.76	1,336	2,004	11.04	16.56
UR 6-10	0	6.00	10.00	0	0	2.76	0	0	0.00	0.00
UR 10-15	2	10.00	15.00	20	30	2.76	55	83	27.60	41.40
CENTRAL COAST AREA PLAN										
HIGH DENSITY	97	36.00	36.00	3,492	3,492	2.76	9,638	9,638	99.36	99.36
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	3,700	0.01	0.03	23	93	2.76	64	255	0.02	0.07
OPEN SPACE	455	0.03	0.10	11	46	2.76	31	126	0.07	0.28
TOTAL	14,597			30,014	86,503		82,840	238,746		
OXNARD NONGROWTH AREA										
AGRICULTURAL	12,877	0.01	0.03	80	322	3.38	272	1,088	0.02	0.08
OPEN SPACE	1,768	0.03	0.10	44	177	3.38	149	598	0.08	0.34
STATE OR FEDERAL FACILITY	4,511	-----	-----	570	570	3.38	1,927	1,927	0.43	0.43
TOTAL	19,156			695	1,069		2,348	3,612		
PIRU GROWTH AREA										
AGRICULTURAL	1,360	0.01	0.03	9	34	3.18	27	108	0.02	0.08
OPEN SPACE	2,063	0.03	0.10	52	206	3.18	164	656	0.08	0.32
PIRU AREA PLAN										
R-4	11	2.00	4.00	22	44	3.18	70	140	6.36	12.72
R-6	69	4.00	6.00	276	414	3.18	878	1,317	12.72	19.08
R-15	5	10.00	15.00	50	75	3.18	159	239	31.80	47.70
TOTAL	3,508			409	773		1,298	2,460		
PIRU NONGROWTH AREA										
AGRICULTURAL	48	0.01	0.03	0	1	2.80	1	3	0.02	0.07
OPEN SPACE	30,582	0.03	0.10	765	3,058	2.80	2,141	8,563	0.07	0.28
R-4	2	2.00	4.00	4	8	2.80	11	22	5.60	11.20
TOTAL	30,632			769	3,067		2,153	8,588		

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
PORT HUENEME GROWTH AREA										
LOW	447	3.50	7.00	1,565	3,129	2.49	3,896	7,791	8.72	17.43
MEDIUM	276	8.00	15.00	2,208	4,140	2.49	5,498	10,309	19.92	37.35
HIGH	98	16.00	25.00	1,568	2,450	2.49	3,904	6,101	39.84	62.25
CBC BASE	370	3.50	3.50	1,295	1,295	2.49	3,225	3,225	8.72	8.72
TOTAL	1,191			6,636	11,014		16,522	27,425		
SANTA PAULA GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
SINGLE FAMILY	399	3.50	7.00	1,397	2,793	2.65	3,701	7,401	9.28	18.55
MEDIUM	103	7.10	15.00	731	1,545	2.65	1,938	4,094	18.82	39.75
MEDIUM HIGH	302	12.00	21.00	3,624	6,342	2.65	9,604	16,806	31.80	55.65
HIGH	25	15.00	29.00	375	725	2.65	994	1,921	39.75	76.85
HILLSIDE	251	0.50	4.00	126	1,004	2.65	333	2,661	1.33	10.60
EAST SANTA PAULA EXISTING COMM'TY	8	-----	-----	55	55	2.65	144	144	18.00	18.00
NORTH SANTA PAULA EXISTING COMM'TY	42	-----	-----	55	55	2.65	145	145	3.45	3.45
WEST SANTA PAULA EXISTING COMM'TY	6	7.26	7.26	43	43	2.65	113	113	18.93	18.93
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	1,500	0.01	0.03	9	38	2.65	25	99	0.02	0.07
OPEN SPACE	10,329	0.025	0.10	258	1,033	2.65	684	2,737	0.07	0.27
OJAI AREA PLAN										
OS 40	180	0.03	0.03	5	5	2.65	12	12	0.07	0.07
OS 20	266	0.05	0.05	14	14	2.65	38	38	0.13	0.13
TOTAL	12,965			6,673	13,632		17,680	36,122		
SANTA PAULA NONGROWTH AREA										
AGRICULTURAL	6,617	0.01	0.03	41	165	3.04	126	503	0.02	0.08
OPEN SPACE	24,356	0.025	0.10	609	2,436	3.04	1,851	7,404	0.08	0.30
RURAL	99	0.1	0.50	10	50	3.04	30	150	0.30	1.52
OJAI AREA PLAN										
OS 40	446	0.03	0.03	11	11	3.04	34	34	0.08	0.08
OS 20	22	0.05	0.05	1	1	3.04	3	3	0.15	0.15
TOTAL	31,540			672	2,663		2,044	8,095		

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
SIMI VALLEY GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
OPEN SPACE	31,649	0.03	0.03	791	791	3.03	2,397	2,397	0.08	0.08
RESIDENTIAL ESTATE	1,076	1.00	1.00	1,076	1,076	3.03	3,260	3,260	3.03	3.03
VERY LOW	1,522	2.00	2.00	3,044	3,044	3.03	9,223	9,223	6.06	6.06
LOW	1,730	2.60	2.60	4,498	4,498	3.03	13,629	13,629	7.88	7.88
MEDIUM	6,275	3.70	3.70	23,218	23,218	3.03	70,349	70,349	11.21	11.21
MODERATE	1,451	7.00	7.00	10,157	10,157	3.03	30,776	30,776	21.21	21.21
HIGH	295	15.00	15.00	4,425	4,425	3.03	13,408	13,408	45.45	45.45
VERY HIGH	175	25.00	25.00	4,375	4,375	3.03	13,256	13,256	75.75	75.75
MOBILE HOME	162	8.00	8.00	1,296	1,296	3.03	3,927	3,927	24.24	24.24
NORTH SIMI VALLEY EXISTING COMM'TY	121	-----	-----	372	372	3.03	1,126	1,126	9.31	9.31
SANTA SUSANA EXISTING COMMUNITY	221	-----	-----	802	802	3.03	2,438	2,438	11.03	11.03
WEST SIMI VALLEY EXISTING COMM'TY	141	-----	-----	306	306	3.03	925	925	6.56	6.56
OUTSIDE SPHERE OF INFLUENCE										
OPEN SPACE	2,510	0.03	0.10	63	251	3.03	190	761	0.08	0.30
RURAL	769	0.10	0.50	77	385	3.03	233	1,165	0.30	1.52
TOTAL	48,097			54,499	54,995		165,138	166,640		
SIMI VALLEY NONGROWTH AREA										
OPEN SPACE	16,363	0.03	0.10	409	1,636	2.31	945	3,780	0.06	0.23
BOX CANYON EXISTING COMMUNITY	68	-----	-----	134	134	2.31	310	310	4.59	4.59
TAPO CANYON EXISTING COMMUNITY	7	1.00	1.00	6	6	2.31	13	13	1.88	1.88
TOTAL	16,438			549	1,776		1,268	4,103		
THOUSAND OAKS GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
VERY LOW	5,505	0.75	2.00	4,129	11,010	2.64	10,900	29,066	1.96	5.28
LOW	7,919	2.00	4.50	15,838	35,636	2.64	41,812	94,078	5.28	11.88
MEDIUM	2,006	4.50	15.00	9,027	30,090	2.64	23,831	79,438	11.88	39.60

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
HIGH	483	15.00	30.00	7,245	14,490	2.64	19,127	38,254	39.60	79.20
THOUSAND OAKS AREA PLAN										
OS-40	1,040	0.01	0.03	13	26	2.64	34	69	0.03	0.07
OS-20	834	0.03	0.05	21	42	2.64	55	110	0.07	0.13
RR-2	189	0.50	0.50	95	95	2.64	249	249	1.32	1.32
UR-1	160	1.00	1.00	160	160	2.64	422	422	2.64	2.64
UR-2	308	1.00	2.00	308	616	2.64	813	1,626	2.64	5.28
UR-4	221	2.00	4.00	442	884	2.64	1,167	2,334	5.28	10.56
UR-8	272	6.00	8.00	1,632	2,176	2.64	4,308	5,745	15.84	21.12
UR-16	1	12.00	16.00	12	16	2.64	32	42	31.68	42.24
OUTSIDE SPHERE OF INFLUENCE										
OPEN SPACE	2,996	0.01	0.03	19	75	2.64	49	196	0.02	0.07
L. SHERWOOD/HIDDEN VLY. AREA PLAN										
OS 80	2,154	0.01	0.01	27	27	2.64	71	71	0.03	0.03
OS 40	188	0.03	0.03	5	5	2.64	12	12	0.07	0.07
OS 20	4,783	0.05	0.05	239	239	2.64	631	631	0.13	0.13
OS 10	12	0.10	0.10	1	1	2.64	3	3	0.25	0.25
RR 5	303	0.20	0.20	61	61	2.64	160	160	0.53	0.53
RR 2	22	0.50	0.50	11	11	2.64	29	29	1.32	1.32
UR 1	144	1.00	1.00	144	144	2.64	380	380	2.64	2.64
UR 1-2	384	1.00	2.00	384	768	2.64	1,014	2,028	2.64	5.28
UR 2-4	97	2.00	4.00	194	388	2.64	512	1,024	5.28	10.56
TOTAL	30,021			40,005	96,958		105,614	255,970		
THOUSAND OAKS NONGROWTH AREA										
OPEN SPACE	30,182	0.03	0.10	755	3,018	1.82	1,373	5,493	0.05	0.18
RURAL	342	0.10	0.50	34	171	1.82	62	311	0.18	0.91
SOUTH COAST AREA PLAN										
RURAL	4	1.00	1.00	4	4	1.82	7	7	1.82	1.82
LOW	7	1.10	2.00	8	14	1.82	14	25	2.00	3.64
MEDIUM	8	2.10	6.00	17	48	1.82	31	87	3.82	10.92
HIGH	13	6.10	36.00	79	468	1.82	144	852	11.10	65.52

FIGURE 3.2.2 (cont.)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
L. SHERWOOD/HIDDEN VLY. AREA PLAN										
OS 80	760	0.01	0.01	10	10	1.82	17	17	0.02	0.02
OS 40	407	0.01	0.03	5	10	1.82	9	19	0.02	0.05
OS 20	3,197	0.03	0.05	80	160	1.82	145	291	0.05	0.09
RR 5	11	0.10	0.20	1	2	1.82	2	4	0.18	0.36
RR 2	9	0.20	0.50	2	5	1.82	3	8	0.36	0.91
UR 1	111	1.00	1.00	111	111	1.82	202	202	1.82	1.82
UR 1-2	116	1.00	2.00	116	232	1.82	211	422	1.82	3.64
UR 2-4	19	2.00	4.00	38	76	1.82	69	138	3.64	7.28
TOTAL	35,186			1,259	4,328		2,291	7,878		
VENTURA GROWTH AREA										
INSIDE SPHERE OF INFLUENCE										
SINGLE-FAMILY	364	1.00	7.00	364	2,548	2.34	852	5,962	2.34	16.38
MULTI-FAMILY	15	28.00	28.00	420	420	2.34	983	983	65.52	65.52
EXISTING URBAN	4,168	-----	-----	36,078	36,078	2.34	84,423	84,423	20.25	20.25
PR-8	567	6.00	12.00	3,402	6,804	2.34	7,961	15,921	14.04	28.08
PR-15	71	6.00	24.00	426	1,704	2.34	997	3,987	14.04	56.16
PR-20	120	6.00	36.00	720	4,320	2.34	1,685	10,109	14.04	84.24
HPR-4	7,200	0.10	4.00	720	28,800	2.34	1,685	67,392	0.23	9.36
HPR-6	67	0.10	6.00	7	402	2.34	16	941	0.23	14.04
HPR-8	359	0.10	12.00	36	4,308	2.34	84	10,081	0.23	28.08
HPR-15	45	0.10	24.00	5	1,080	2.34	11	2,527	0.23	56.16
HPR-20	114	0.10	36.00	11	4,104	2.34	27	9,603	0.23	84.24
TR-15	70	15.00	15.00	1,050	1,050	2.34	2,457	2,457	35.10	35.10
TR-20	117	20.00	20.00	2,340	2,340	2.34	5,476	5,476	46.80	46.80
MONTALVO EXISTING COMMUNITY	46	-----	-----	416	416	2.34	974	974	21.17	21.17
NORTH VENTURA AVE. AREA PLAN										
RESIDENTIAL SINGLE FAMILY	107	7.00	7.00	749	749	2.34	1,753	1,753	16.38	16.38
RESIDENTIAL MULTI-FAMILY	16	13.00	13.00	208	208	2.34	487	487	30.42	30.42

FIGURE 3.2.2 (end)

RESIDENTIAL HOLDING CAPACITY

LAND USE DESIGNATION	GEN. PLAN ACRES	LOW RANGE DU/AC	HIGH RANGE DU/AC	LOW RANGE DU'S	HIGH RANGE DU'S	YEAR 2000 POP/DU	LOW RANGE POP	HIGH RANGE POP	LOW RANGE POP/AC	HIGH RANGE POP/AC
SATICOY AREA PLAN										
RESIDENTIAL/TWO FAMILY	34	12.00	12.00	408	408	2.34	955	955	28.08	28.08
OUTSIDE SPHERE OF INFLUENCE										
AGRICULTURAL	1,810	0.01	0.03	11	45	2.34	26	106	0.01	0.06
OPEN SPACE	5,482	0.03	0.10	137	548	2.34	321	1,283	0.06	0.23
TOTAL	20,772			47,508	96,332		111,169	225,418		
VENTURA NONGROWTH AREA										
AGRICULTURAL	2,392	0.01	0.03	15	60	1.68	25	100	0.01	0.04
OPEN SPACE	44,433	0.03	0.10	1,111	4,443	1.68	1,866	7,465	0.04	0.17
RURAL	584	0.10	0.50	58	292	1.68	96	491	0.17	0.84
COASTAL AREA PLAN										
RURAL	62	1.00	1.00	62	62	1.68	104	104	1.68	1.68
MEDIUM	8	6.00	6.00	48	48	1.68	81	81	10.08	10.08
HIGH	74	36.00	36.00	2,664	2,664	1.68	4,476	4,476	60.48	60.48
OJAI AREA PLAN										
OS 80	3,952	0.01	0.01	49	49	1.68	83	83	0.02	0.02
OS 40	1,196	0.03	0.03	30	30	1.68	50	50	0.04	0.04
OS 20	1,110	0.05	0.05	56	56	1.68	93	93	0.08	0.08
UR 2-4	3	2.00	4.00	6	12	1.68	10	20	3.36	6.72
TOTAL	53,814			4,099	7,716		6,886	12,963		
COUNTYWIDE TOTAL	1,229,011			278,656	541,928		728,127	1,367,110		

FIGURE 3.2.3
EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/KSF	TOTAL EMP	EMP/ACRE
AHMANSON RANCH GA						
VILLAGE CENTER						
COMMERCIAL	**22	15.0	*145	2.0	290	13.18
OFFICE	**16	35.0	*250	4.0	1,000	62.50
NEIGHBORHOOD CENTER	**1	15.0	*5	2.0	10	10.00
PUBLIC						
SCHOOLS	24	10.0	105	1.0	105	4.38
TOWN HALL COMPLEX	**3	20.0	*30	3.0	90	30.00
BELL CANYON C-P-D	3	15.0	22	2.0	43	13.07
TOTAL	66		557		1,538	
CAMARILLO GA						
COMMERCIAL						
OFFICE	129	35.0	1,967	4.0	7,867	60.98
GENERAL	258	15.0	1,686	2.0	3,372	13.07
INDUSTRIAL						
GENERAL	776	20.0	6,761	2.0	13,521	17.42
IND/COM	11	20.0	96	2.0	192	17.42
R&D	50	20.0	436	2.0	871	17.42
PUBLIC						
SCHOOLS	185	10.0	806	1.0	806	4.36
TRANSIT CTRS	11	10.0	48	1.0	48	4.36
AIRPORT	640	1.0	279	1.0	279	0.44
CIVIC CENTER	4	20.0	35	4.0	139	34.85
HOSPITAL	9	40.0	157	3.0	470	52.27
SEMINARY	80	5.0	174	1.0	174	2.18
TOTAL	2,153		12,443		27,739	
CAMARILLO NGA						
AGRICULTURAL	12,800	0.0	0	0.0	640	0.05
COMMERCIAL						
C-0	4	35.0	63	4.0	250	60.98
C-1	2	15.0	14	2.0	29	13.07
INDUSTRIAL	22	20.0	192	2.0	383	17.42
M-2	36	20.0	311	2.0	622	17.42
PUBLIC						
SCHOOLS	8	10.0	35	1.0	35	4.36
CAM ST HOSPITAL	936	1.0	408	3.0	1,223	1.31
PUBLIC SERVICES	3	10.0	13	3.0	39	13.07
TOTAL	13,811		1,035		3,221	
FILLMORE GA						
AGRICULTURAL	400	0.0	0	0.0	20	0.05
COMMERCIAL						
ADMIN/PROF	14	35.0	213	4.0	854	60.98
HIGHWAY	30	15.0	196	2.0	392	13.07
CENTRAL BUS	42	25.0	457	2.0	915	21.78
INDUSTRIAL						
COM MFG	6	20.0	52	2.0	105	17.42
LIGHT INDUSTRIAL	128	20.0	1,124	2.0	2,248	17.42
GENERAL INDUSTRIAL	162	20.0	1,411	2.0	2,823	17.42
PUBLIC						
SCHOOLS	44	10.0	192	1.0	192	4.36
CIVIC CENTER	5	20.0	44	4.0	174	34.85
TOTAL	832		3,690		7,721	

GA = Growth Area

NGA = Nongrowth Area

* Maximum thousand (K) square feet per Specific Plan

** Maximum number of acres to allow for specific square footage

Ventura County General Plan
Land Use Appendix

FIGURE 3.2.3 (Cont'd)

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/KSF	TOTAL EMP	EMP/ACRE
FILLMORE NGA						
AGRICULTURAL	12,400	0.0	0	0.0	620	0.05
TOTAL						
LAS POSAS NGA						
AGRICULTURAL	17,500	0.0	0	0.0	875	0.05
C-P-D	8	15.0	54	2.0	107	13.07
TOTAL	17,508		54		982	
MOORPARK GA						
AGRICULTURAL	4,322	0.0	0	0.0	216	0.05
COMMERCIAL						
NEIGHBORHOOD	13	15.0	85	2.0	170	13.07
GENERAL	181	15.0	1,183	2.0	2,365	13.07
COMMLS	10	20.0	87	2.0	174	17.42
INDUSTRIAL						
LIGHT INDUSTRIAL	170	20.0	1,481	2.0	2,962	17.42
MEDIUM INDUSTRIAL	254	20.0	2,213	2.0	4,426	17.42
PUBLIC						
SCHOOLS	37	10.0	161	1.0	161	4.36
MPK COLLEGE	103	5.0	224	1.0	224	2.18
PUBLIC SERVICES	4	10.0	17	3.0	52	13.07
TOTAL	5,094		5,452		10,751	
MOORPARK NGA						
AGRICULTURAL	735	0.0	0	0.0	37	0.05
TOTAL						
OAK PARK GA						
COMMERCIAL	23	15.0	150	2.0	301	13.07
PUBLIC						
SCHOOLS	150	10.0	653	1.0	653	4.36
PUBLIC SERVICES	6	10.0	26	3.0	78	13.07
TOTAL	179		830		1,032	
OJAI GA						
COMMERCIAL	96	15.0	627	2.0	1,254	13.07
INDUSTRIAL	13	20.0	113	2.0	226	17.42
PUBLIC	218	10.0	900	1.0	900	4.36
SCHOOLS	20	20.0	96	3.0	288	26.14
HONOR FARM	127	1.0	56	2.0	112	0.87
CITY HALL	1	40.0	17	3.0	51	52.27
HOSPITAL	2	10.0	9	3.0	27	13.07
RURAL INSTITUTIONAL	906	5.0	2,106	1.0	2,106	2.18
TOTAL	1,383		3,924		4,964	
OJAI NGA						
COMMERCIAL	1	15.0	7	2.0	14	13.07
INDUSTRIAL	12	20.0	104	2.0	208	17.42
PUBLIC						
SCHOOLS	451	1.0	193	1.0	193	0.44
TOTAL	464		304		415	

GA = Growth Area
NGA = Nongrowth Area

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FIGURE 3.2.3 (Cont'd)

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/KSF	TOTAL EMP	EMP/ACRE
OXNARD GA						
AGRICULTURAL	6,900	0.0	0	0.0	345	0.05
COMMERCIAL						
TRUCK SALES	101	5.0	220	2.0	440	4.36
HIGHWAY RELATED	21	10.0	91	2.0	183	8.71
REGULAR SHOP CENTER	131	20.0	1,141	2.0	2,283	17.42
DISTRICT SHOP CENTER	27	15.0	176	2.0	353	13.07
COMMUNITY SHOP CENTER	18	15.0	118	2.0	235	13.07
CIVIC CENTER	163	20.0	1,420	4.0	5,680	34.85
SPECIALTY SHOP	19	20.0	166	2.0	331	17.42
GENERAL	25	15.0	163	2.0	327	13.07
AUTO SALES	103	10.0	449	2.0	897	8.71
OFFICE/MOTEL	76	35.0	1,159	2.0	2,317	30.49
OFFICE	6	35.0	91	4.0	366	60.98
COM RECREAT	28	1.0	12	0.5	6	0.22
HARBOR RELATED	3	15.0	20	2.0	39	13.07
CBD	44	20.0	383	2.0	767	17.42
C-C	5	50.0	115	1.0	115	21.78
INDUSTRIAL						
LIMITED	1,030	6.5	8,973	2.0	17,947	17.42
LIGHT	1,606	1.0	13,991	2.0	27,983	17.42
HEAVY	368	20.0	1,042	2.0	2,084	5.66
PUB UTILITY	479	20.0	209	2.0	417	0.87
PUBLIC						
SCHOOLS	450	10.0	1,960	1.0	1,960	4.36
OX COLLEGE	102	5.0	222	1.0	222	2.18
AIRPORT	258	1.0	112	4.0	450	1.74
HOSPITALS	19	40.0	331	3.0	993	52.27
PUBLIC SERVICES	16	10.0	70	3.0	209	13.07
CITY HALL	6	20.0	52	3.0	157	26.14
TRANSPORTATION CENTER	10	10.0	44	1.0	44	4.36
COMMUNITY CENTER	23	10.0	100	1.0	100	4.36
EL RIO AREA PLAN						
COMMERCIAL	29	60.0	189	2.0	377	13.0
INDUSTRIAL	175	50.0	1,522	2.0	3,045	17.4
INSTITUTIONAL	152	60.0	1,976	1.0	1,976	13.0
TOTAL	12,393		36,517		72,648	
OXNARD NGA						
AGRICULTURAL	12,570	0.0	0	0.0	629	0.05
POINT MUGU	4,163	3.0	5,440	2.0	10,880	2.61
TOTAL	16,733		5,440		11,509	
PIRU GA						
AGRICULTURAL	1,258	0.0	0	0.0	63	0.05
COMMERCIAL	10	15.0	65	2.0	130	13.07
INDUSTRIAL	36	20.0	313	2.0	627	17.42
COMMUNITY FACILITY	79	10.0	344	1.0	344	4.36
HOTEL	1	25.0	10	0.5	5	5.45
TOTAL	1,384		732		1,169	
PIRU NGA						
AGRICULTURAL	3,947	0.0	0	0.0	197	0.05
COMMUNITY FACILITY	35	10.0	152	1.0	152	4.36
TOTAL	3,982		152		349	

GA = Growth Area
NGA = Nongrowth Area

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Land Use Appendix

FIGURE 3.2.3 (Cont'd)
EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/KSF	TOTAL EMP	EMP/ACRE
PORT HUENEME GA						
CBC BASE						
COMMERCIAL	176	15.0	1,150	2.0	2,300	13.07
INDUSTRIAL	97	20.0	845	2.0	1,690	17.42
PUBLIC	772	10.0	3,363	3.0	10,088	13.07
CITY						
COMMERCIAL						
NEIGHBORHOOD/GENERAL	11	15.0	72	2.0	144	13.07
VISITOR SERVICES	37	15.0	242	2.0	484	13.07
INDUSTRIAL						
COAST DEPENDENT	34	20.0	296	2.0	592	17.42
COAST RELATED	65	20.0	566	2.0	1,133	17.42
PUBLIC						
SCHOOLS	32	10.0	139	1.0	139	4.36
PUBLIC SERVICES	7	10.0	30	3.0	91	13.07
TOTAL	1,231		6,704		16,662	
SANTA PAULA GA						
AGRICULTURAL	2,575	0.0	0	0.0	129	0.05
COMMERCIAL						
OFFICE	11	35.0	168	4.0	671	60.98
GENERAL	158	15.0	1,032	2.0	2,065	13.07
NEIGHBORHOOD	3	15.0	20	2.0	39	13.07
C-P-D	3	15.0	21	2.0	42	13.07
INDUSTRIAL						
LIGHT	162	20.0	1,411	2.0	2,823	17.42
HEAVY	78	6.5	221	2.0	442	5.66
INDUSTRIAL PARK	159	20.0	1,385	2.0	2,770	17.42
SEWAGE DISPOSAL	6	6.5	17	2.0	34	5.66
M-2	37	20.0	320	2.0	639	17.42
PUBLIC						
SCHOOLS	52	10.0	227	1.0	227	4.36
CITY HALL	1	20.0	9	3.0	26	26.14
PUBLIC SERVICES	1	10.0	4	3.0	13	13.07
AIRPORT	38	1.0	17	0.5	8	0.22
HOSPITAL	8	40.0	139	3.0	418	52.27
TOTAL	3,292		4,991		10,346	
SANTA PAULA NGA						
AGRICULTURAL	8,500	0.0	0	0.0	425	0.05
INDUSTRIAL						
LIGHT MANUFACTURING	42	20.0	366	2.0	732	17.42
HEAVY INDUSTRIAL	84	6.5	238	2.0	476	5.66
M-3	91	6.5	258	2.0	516	5.66
THOMAS AQUINAS COLLEGE	19	1.0	8	4.0	33	1.74
TOTAL	8,736		870		2,181	

GA = Growth Area
NGA = Nongrowth Area

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FIGURE 3.2.3 (Cont'd)

EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/KSF	TOTAL EMP	EMP/ACRE
SIMI VALLEY GA						
COMMERCIAL						
RECREATIONAL COMM'L	137	1.0	60	0.5	30	0.22
OFFICE	138	35.0	2,104	4.0	8,416	60.98
GENERAL	369	15.0	2,411	2.0	4,822	13.07
DISTRICT	284	15.0	1,856	2.0	3,711	13.07
REG CENTER	71	20.0	619	2.0	1,237	17.42
C-P-D	9	15.0	58	2.0	116	13.07
INDUSTRIAL						
LIGHT	1,117	40.0	19,463	2.0	38,925	34.85
BUSINESS PARK	261	40.0	4,548	4.0	18,191	69.70
INDUSTRIAL RESERVE	702	40.0	12,232	2.0	24,463	34.85
PUBLIC						
CIVIC CENTER	44	20.0	383	3.0	1,150	26.14
PUBLIC SERVICES	69	10.0	301	2.0	601	8.71
HOSPITAL	14	40.0	244	3.0	732	52.27
SCHOOLS	569	10.0	2,479	1.0	2,479	4.36
BRANDEIS INSTITUTE	2,567	0.1	112	1.0	112	0.04
AIRPORT	130	1.0	57	0.5	28	0.22
RR DEPOT	2	10.0	9	1.0	9	4.36
LAW ENFORCEMENT OFF	2	40.0	35	6.0	209	104.54
TOTAL	6,485		46,967		105,231	
SIMI VALLEY NGA						
ROCKETDYNE	1,571	1.0	684	2.0	1,369	0.87
THOUSAND OAKS GA						
COMMERCIAL						
GENERAL	1,004	15.0	6,560	2.0	13,120	13.07
COMMERCIAL/INDUSTRIAL	11	10.0	48	4.0	192	17.42
INDUSTRIAL						
CITY	875	20.0	7,623	2.0	15,246	17.42
M-1	496	20.0	4,325	2.0	8,649	17.42
PUBLIC						
SCHOOLS	393	10.0	1,712	1.0	1,712	4.36
CAL LUTHERAN COLLEGE	157	5.0	342	1.0	342	2.18
NEWBURY PARK ACADEMY	65	5.0	142	1.0	142	2.18
INSTITUTIONAL	55	1.0	24	3.0	72	1.31
CIVIC CENTER	13	20.0	113	3.0	340	26.14
TOTAL	3,069		20,888		39,814	

GA = Growth Area
NGA = Nongrowth Area

Ventura County General Plan
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FIGURE 3.2.3 (End)
EMPLOYMENT HOLDING CAPACITY

DESIGNATION	GENERAL PLAN ACRES	BUILDING INTENSITY (%)	FLOOR AREA	EMP/KSF	TOTAL EMP	EMP/ACRE
VENTURA GA						
AGRICULTURAL	3,010	0.0	0	0.0	151	0.05
COMMERCIAL						
PROF OFFICE	62	35.0	945	4.0	3,781	60.98
GENERAL	373	15.0	2,437	2.0	4,874	13.07
NEIGHBORHOOD	103	15.0	673	2.0	1,346	13.07
PLANNED COMM'L	230	15.0	1,503	2.0	3,006	13.07
PC-TOURIST	29	15.0	189	2.0	379	13.07
P-C MIXED	304	15.0	1,986	2.0	3,973	13.07
HARBOR COMM'L	114	15.0	745	2.0	1,490	13.07
COMMERCIAL	16	15.0	105	2.0	209	13.07
C-P-D	3	15.0	19	2.0	38	13.07
INDUSTRIAL						
GENERAL	1,317	20.0	11,474	2.0	22,947	17.42
PLANNED DEVELOPMENT	597	20.0	5,201	2.0	10,402	17.42
INDUSTRIAL	153	20.0	1,333	2.0	2,666	17.42
INDUSTRIAL	205	4.0	357	2.0	714	3.48
OIL FIELD	173	1.0	75	2.0	151	0.87
M-3	10	20.0	85	2.0	169	17.42
PUBLIC						
SCHOOLS	185	10.0	806	1.0	806	4.36
GOVT CENTER	73	20.0	636	3.0	1,908	26.14
PUBLIC SERVICES	4	10.0	17	3.0	52	13.07
CITY HALL	8	20.0	70	3.0	209	26.14
HOSPITAL	14	40.0	244	3.0	732	52.27
VENTURA COLLEGE	55	10.0	240	2.0	479	8.71
PUBLIC	1	15.0	7	2.0	13	13.07
TOTAL	7,039		29,146		60,495	
VENTURA NGA						
AGRICULTURAL	2,180	0.0	0	0.0	109	0.05
COMMERCIAL						
C-C	1	50.0	13	1.0	13	21.78
INDUSTRIAL						
C-M	351	1.5	229	2.0	459	1.31
PUBLIC SERVICE	3	10.0	13	3.0	39	13.07
TOTAL	2,535		255		620	
NORTH HALF NGA						
COMMERCIAL	2	15.0	13	2.0	26	13.07
INDUSTRIAL	500	0.1	22	2.0	44	0.09
PUBLIC SERVICES	80	1.0	35	3.0	105	1.31
TOTAL	582		70		174	
COUNTYWIDE TOTALS	123,657		181,705		381,587	

GA = Growth Area
NGA = Nongrowth Area

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3.3 POPULATION AND HOUSING

3.3.1 COUNTYWIDE POPULATION AND DWELLING UNIT FORECAST

The population, dwelling unit, and population per dwelling unit forecasts for Ventura County are shown in Figures 3.3.1, 3.3.2 and 3.3.3. City and County staffs developed the forecasts in 2000, which were then adopted by the Ventura Council of Governments. The forecasts figures include the 1990 Census, the County 1998 and 2000 Estimates, and Forecasts for 2005 and 2010.

The Year 1998 and 2000 dwelling unit figures are based on 1990 Census data plus monthly building completion data submitted to the County by each jurisdiction. For the intervening forecast year (2005), it was assumed that the number of dwelling units would increase at a constant absolute rate to the year 2010 (a straight-line projection). However, when a city submitted a "preferred" dwelling unit forecast for their jurisdiction, the city's number was used.

The 1990-2010 Population Forecast (Figure 3.3.1) was obtained by multiplying the number of dwelling units by the population-per-dwelling unit ratio. The ratio table adopted by VCOG in 2000 (Figure 3.3.3) was utilized for this purpose.

It should be noted that household size is not identical with the population per dwelling unit ratio; it does not include persons living in group quarters, such as military barracks or college dormitories, and it does not consider vacant dwelling units.

3.3.2 CURRENT HOUSEHOLD AND HOUSING CHARACTERISTICS

In order to provide a context for the analysis of Regional Housing Needs Assessment (RHNA) that follows in Section 3.3.3, the current characteristics of households and housing in Ventura County were surveyed. The discussion that follows focuses on the unincorporated area of the County, but information regarding the cities is included where possible to provide a regional overview.

1. Household Income

The U.S. Department of Housing and Urban Development (HUD) reported that the 1998 median household (four persons) income for the County of Ventura was \$65,300. In comparison, HUD estimated that the overall County median income in 1979 was \$21,243 and in 1987 was \$36,700.

HUD defines the categories of income as follows:

- Very low-income - 50% or less of County median household income.
- Low-income - 80% or less, but greater than 50%, of County median household income.
- Moderate-income - 120% or less, but greater than 80%, of County median household income.
- Upper-income - greater than 120% of County median household income.

The term "lower-income" includes both "low-income" and "very low-income" categories.

Figure 3.3.4 indicates household income distribution by jurisdiction in the County of Ventura. The 1998 - 2005 RHNA indicated, and Figure 3.3.4 shows, that in the

FIGURE 3.3.1
VCOG Population Forecast

Area	Census 4/1/90	County Estimate 1/1/98	County Estimate 1/1/2000	Forecast 2005	Forecast 2010
Camarillo GA	58,696	66,641	69,451	74,091	79,461
(Camarillo City)	(52,303)	(59,966)	(62,699)	(66,958)	(72,220)
Camarillo NGA	4,935	5,505	5,605	8,718	9,623
Fillmore GA	12,122	13,262	13,335	14,826	16,323
(Fillmore City)	(11,992)	(13,124)	(13,196)	(14,689)	(16,187)
Fillmore NGA	1,690	1,671	1,678	1,708	1,745
Las Posas NGA	3,204	3,547	3,547	3,666	3,788
Moorpark GA	26,312	30,155	30,466	31,307	32,052
(Moorpark City)	(25,494)	(29,403)	(29,563)	(30,355)	(31,018)
Moorpark NGA	364	544	438	470	509
North Half NGA	871	988	1,005	1,072	1,140
Oak Park GA	9,165	12,409	12,538	13,535	13,535
Oak Park NGA	6	6	6	6	6
Ojai GA	24,311	25,545	26,548	27,042	27,675
(Ojai City)	(7,613)	(8,075)	(8,175)	(8,251)	(8,490)
Ojai NGA	4,521	4,783	4,903	5,064	5,226
Oxnard GA	152,596	160,594	162,623	170,215	178,912
(Oxnard City)	(142,216)	(149,906)	(151,904)	(159,301)	(168,025)
Oxnard NGA	4,820	4,801	4,815	4,861	4,907
Piru GA	1,371	1,770	1,782	2,006	2,229
Piru NGA	338	316	340	354	367
Port Hueneme GA	21,035	21,932	23,016	23,512	23,512
(Port Hueneme City)	(20,319)	(21,427)	(22,588)	(23,176)	(23,176)
Santa Paula GA	25,299	27,705	27,705	30,420	32,946
(Santa Paula City)	(25,062)	(27,163)	(27,540)	(30,135)	(32,730)
Santa Paula NGA	2,776	3,552	3,737	4,304	4,569
Simi Valley GA	102,858	114,229	114,229	129,081	133,525
(Simi Valley City)	(100,217)	(106,038)	(111,459)	(126,582)	(131,205)
Simi Valley NGA	1,692	1,916	1,943	2,018	2,096
Thousand Oaks GA	110,301	124,604	124,604	128,705	134,869
(Thousand Oaks City)	(104,352)	(114,203)	(118,000)	(125,000)	(129,000)
Thousand Oaks NGA	777	814	822	845	867
Ventura GA	97,206	107,496	107,496	112,642	118,059
(Ventura City)	(92,575)	(101,331)	(103,397)	(108,397)	(113,397)
Ventura NGA	1,372	1,492	1,508	1,551	1,593
Ahmanson Ranch GA	378	407	410	4,369	6,654
(Incorporated Total)	(582,143)	(630,636)	(648,521)	(692,844)	(725,448)
(Unincorporated Total)	(86,873)	(106,050)	(96,027)	(103,543)	(110,738)
COUNTYWIDE TOTAL	669,016	736,686	744,548	796,387	836,186

(Numbers in Parentheses) = Jurisdiction numbers

FIGURE 3.3.2
VCOG Dwelling Unit Forecast

Area	Census 4/1/90	County Estimate 1/1/98	County Estimate 1/1/2000	Forecast 2005	Forecast 2010
Camarillo GA	21,076	23,301	24,115	25,637	27,495
(Camarillo City)	(18,731)	(20,894)	(21,695)	(23,179)	(24,999)
Camarillo NGA	1,331	1,492	1,523	2,369	2,615
Fillmore GA	3,568	3,844	3,854	4,335	4,815
(Fillmore City)	(3,528)	(3,804)	(3,814)	(4,295)	(4,775)
Fillmore NGA	551	548	550	562	574
Las Posas NGA	1,032	1,136	1,154	1,194	1,234
Moorpark GA	8,160	9,307	9,403	9,633	9,862
(Moorpark City)	(7,915)	(9,075)	(9,135)	(9,340)	(9,544)
Moorpark NGA	113	169	136	146	158
North Half NGA	311	353	359	383	407
Oak Park GA	3,695	5,149	5,246	5,663	5,663
Oak Park NGA	2	2	2	2	2
Ojai GA	9,462	9,676	10,018	10,522	11,026
(Ojai City)	(3,130)	(3,217)	(3,232)	(3,395)	(3,596)
Ojai NGA	1,691	1,805	1,850	1,911	1,972
Oxnard GA	44,811	47,095	47,690	50,509	54,052
(Oxnard City)	(41,247)	(43,451)	(44,030)	(46,689)	(50,113)
Oxnard NGA	1,051	1,046	1,049	1,059	1,069
Piru GA	460	594	598	673	748
Piru NGA	126	118	127	132	137
Port Hueneme GA	7,634	7,833	8,220	8,397	8,397
(Port Hueneme City)	(7,481)	(7,680)	(8,067)	(8,277)	(8,277)
Santa Paula GA	8,143	8,526	8,551	9,719	10,526
(Santa Paula City)	(8,062)	(8,462)	(8,488)	(9,644)	(10,452)
Santa Paula NGA	775	811	816	839	862
Simi Valley GA	34,069	36,339	38,332	43,152	46,043
(Simi Valley City)	(33,110)	(35,346)	(37,334)	(42,194)	(45,088)
Simi Valley NGA	630	715	725	753	782
Thousand Oaks GA	39,641	43,868	45,476	46,131	48,689
(Thousand Oaks City)	(37,765)	(41,680)	(43,062)	(44,845)	(46,598)
Thousand Oaks NGA	488	515	520	535	549
Ventura GA	38,860	40,675	41,029	42,993	44,383
(Ventura City)	(37,346)	(39,124)	(39,479)	(41,362)	(42,699)
Ventura NGA	670	707	708	728	748
Ahmanson Ranch GA	128	139	140	1,491	2,271
(Incorporated Total)	(198,315)	(212,733)	(218,336)	(233,220)	(246,141)
(Unincorporated Total)	(30,163)	(33,030)	(33,855)	(36,248)	(38,938)
COUNTYWIDE TOTAL	228,478	245,763	252,191	269,468	285,079

(Numbers in Parentheses) = Jurisdiction numbers

FIGURE 3.3.3
VCOG Population Per Dwelling Unit
Forecast

Area	Census 4/1/90	County Estimate 1/1/98	County Estimate 1/1/2000	Forecast 2005	Forecast 2010
Camarillo GA	2.78	2.86	2.88	2.89	2.89
(Camarillo City)	(2.79)	(2.87)	(2.89)	(2.89)	(2.89)
Camarillo NGA	3.71	3.69	3.68	3.68	3.68
Fillmore GA	3.40	3.45	3.46	3.42	3.39
(Fillmore City)	(3.40)	(3.45)	(3.46)	(3.42)	(3.39)
Fillmore NGA	3.07	3.05	3.05	3.04	3.04
Las Posas NGA	3.10	3.08	3.07	3.07	3.07
Moorpark GA	3.22	3.24	3.24	3.25	3.25
(Moorpark City)	(3.22)	(3.24)	(3.24)	(3.25)	(3.25)
Moorpark NGA	3.22	3.22	3.22	3.22	3.22
North Half NGA	2.80	2.80	2.80	2.80	2.80
Oak Park GA	2.48	2.41	2.39	2.39	2.39
Oak Park NGA	3.00	3.00	3.00	3.00	3.00
Ojai GA	2.57	2.64	2.65	2.57	2.51
(Ojai City)	(2.43)	(2.51)	(2.53)	(2.43)	(2.36)
Ojai NGA	2.67	2.65	2.65	2.65	2.65
Oxnard GA	3.41	3.41	3.41	3.37	3.31
(Oxnard City)	(3.45)	(3.45)	(3.45)	(3.41)	(3.35)
Oxnard NGA	4.59	4.59	4.59	4.59	4.59
Piru GA	2.98	2.98	2.98	2.98	2.98
Piru NGA	2.68	2.68	2.68	2.68	2.68
Port Hueneme GA	2.76	2.80	2.80	2.80	2.80
(Port Hueneme City)	(2.72)	(2.79)	(2.80)	(2.80)	(2.80)
Santa Paula GA	3.11	3.20	3.22	3.13	3.13
(Santa Paula City)	(3.11)	(3.21)	(3.24)	(3.12)	(3.13)
Santa Paula NGA	3.58	4.38	4.58	5.13	5.30
Simi Valley GA	3.02	3.02	3.02	2.99	2.90
(Simi Valley City)	(3.03)	(3.00)	(2.99)	(3.00)	(2.91)
Simi Valley NGA	2.69	2.68	2.68	2.68	2.68
Thousand Oaks GA	2.78	2.81	2.82	2.79	2.77
(Thousand Oaks City)	(2.76)	(2.74)	(2.74)	(2.79)	(2.77)
Thousand Oaks NGA	1.59	1.58	1.58	1.58	1.58
Ventura GA	2.50	2.58	2.59	2.62	2.66
(Ventura City)	(2.48)	(2.59)	(2.62)	(2.62)	(2.66)
Ventura NGA	2.05	2.11	2.13	2.13	2.13
Ahmanson Ranch GA	2.95	2.93	2.93	2.93	2.93
(Incorporated Total)	(2.94)		(2.97)	(2.97)	(2.95)
(Unincorporated Total)	(2.88)		(2.84)	(2.86)	(2.84)
COUNTYWIDE TOTAL	2.93		2.95	2.96	2.93

(Numbers in Parentheses) = Jurisdiction numbers

FIGURE 3.3.4

HOUSEHOLD INCOME DISTRIBUTION

NUMBER OF HOUSEHOLDS BY INCOME CATEGORY, 1998	CAM	FILL	MPK	OJAI	OXN	P. HUE	S. PLA	SIMI V.	T.O.	S. B. VENT	UNINC	COUNTY -WIDE
VERY LOW	3,146	1,235	813	811	11,058	2,043	2,741	3,545	5,368	7,863	6,275	44,898
LOW	2,625	750	727	620	7,040	1,391	1,518	3,506	3,567	5,853	3,136	30,733
MODERATE	4,348	847	1,666	626	10,527	1,835	1,810	7,741	7,104	8,678	2,481	47,663
UPPER	10,174	799	5,551	1,032	13,198	1,906	1,974	19,378	23,867	15,036	17,612	110,527
TOTAL HOUSEHOLDS	20,293	3,631	8,757	3,089	41,823	7,175	8,043	34,170	39,906	37,430	29,504	233,821

1998 INCOME DISTRIBUTION	CAM	FILL	MPK	OJAI	OXN	P. HUE	S. PLA	SIMI V.	T.O.	S. B. VENT	UNINC	COUNTY -WIDE
VERY LOW	15.5%	34.0%	9.3%	26.3%	26.4%	28.5%	34.1%	10.4%	13.4%	21.0%	21.3%	19.0%
LOW	12.9%	20.7%	8.3%	20.0%	16.8%	19.4%	18.9%	10.3%	8.9%	15.6%	10.6%	13.1%
MODERATE	21.4%	23.3%	19.0%	20.3%	25.2%	25.5%	22.5%	22.6%	17.8%	23.2%	8.4%	22.7%
UPPER	50.2%	22.0%	63.4%	33.4%	31.6%	26.6%	24.5%	56.7%	29.8%	40.2%	59.7%	45.2%

SOURCE: 1998-2005 RHNA (SCAG)

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DEFINITIONS:

- VERY LOW - Annual income of 50% or less than the median household income for the County
- LOW - Annual income of 80% or less than the median household income for the County
- MODERATE - Annual income of between 80% and 120% of the median household income for the County
- UPPER - Annual income of over 120% of the median household income for the County

unincorporated County in 1998 there were approximately 6,275 very low-income households, 3,136 low-income households, 2,481 moderate-income households, and 17,612 upper-income households. These numbers were used to prepare percentages of households in each income category in 1998, shown on the same table.

2. Affordability of Housing

Federal and State agencies regard a housing cost-to-income ratio of greater than 30% to be an inordinate share of income for housing, or overpaying. Upper- and moderate-income households, however, are generally held to be capable of paying a larger share of their income for housing. This is the reason for focusing estimates of housing needs on lower-income groups.

In the unincorporated area, the 1998-2005 RHNA estimated that 4,831 lower-income households overpaid for shelter. This number represents approximately 16% of the unincorporated area's total households.

3. Housing Value and Ability to Pay

The University of California, Santa Barbara, 1999 Ventura County Economic Forecast (UCSB 1999 Forecast) reported that the median housing value in Ventura County was \$234,438 in January of 1998. On a 30-year fixed mortgage at a 20% down payment, 8.25% interest rate, monthly payments of approximately \$1,720 would be required.

To keep monthly payments below 30% of income, gross monthly income would have to be \$5,733, and gross annual income would have to be \$68,800. As stated above, the countywide median household income in 1998 was \$65,300. To express the comparison another way, a median-income household paid approximately 32% of its monthly income to live in a median-priced house in the County in 1998. This figure does not include property taxes or homeowner's insurance. The UCSB 1999 Forecast estimated that 44% of households in Ventura County could afford the median-priced residential unit in 1998.

4. Rent and Ability to Pay

Generally, rental units are more affordable to lower-income households than are ownership units. For example, the 1990 Census reported that the 1989 median monthly rent was \$754, which would have required an annual gross income of \$30,160.

The UCSB 1999 Forecast reported that the countywide median rent in 1998 was \$892. At this rental figure, to keep monthly payments below 30% of income, a monthly gross income of \$2,973 and an annual gross income of \$35,680 would be required.

5. Housing Mix

The 1990 Census indicated that there were 228,478 housing units (total) in the County, 30,163 of which were located in the unincorporated area. Of the Countywide year-round units, 73% were single-family units, 22% were multi-family units, and 5% were mobile homes or "other" (houseboat, camper, or van). In the unincorporated area, 83% were single-family units, 9% were multi-family units, and 8% were mobile homes or other units.

The 1998 Department of Finance (DOF) Population and Housing Estimate indicated an increase in total housing units to 246,075 for the County of Ventura, 32,420 (13%) of which were located in the unincorporated area. Countywide and in the unincorporated area, the percentage of single-family, multi-family, and mobile home units remained at the 1990 level.

6. Tenure and Vacancy

The ownership or rental status of a unit is referred to as "tenure."

The 1990 Census reported that Countywide there were 142,262 owner-occupied units and 75,036 renter-occupied units, with 11,180 unoccupied units. Therefore, 65% of occupied units were owner-occupied and 35% were renter-occupied, and 3.93% of all units were vacant. In comparison, in the unincorporated area of the County there were 19,268 owner-occupied units, 5,557 renter-occupied units, and 2,558 unoccupied units. Therefore, 78% of occupied units were owner-occupied, 22% were renter-occupied, and 9% of all units were vacant in the unincorporated area of the County.

The 1995 Ventura County Consolidated Plan reported that in the unincorporated area 70% of the units were owner-occupied and 30% were renter-occupied. The Plan also reported a vacancy rate of 8.5% in the unincorporated area.

The 1998-2005 RHNA indicated that 53% of very low-income households and 49% of low-income households in the unincorporated area rented, rather than owned, their housing. In comparison, 22% of moderate and upper-income households rented.

According to the UCSB 1999 Forecast, future rental figures may reflect a change in apartment renter profile. Whereas in 1980, a typical apartment renter was a very low- or low-income household, changes in lifestyles toward less responsibility for property upkeep and toward later marriages and postponed families are expected to delay the purchase of single-family units in favor of upscale apartment communities.

7. Housing Characteristics/Housing Stock Condition

The 1990 Census included selected structural characteristics data indicating housing stock conditions, including overcrowding and lack of plumbing facilities. These characteristics are defined and discussed in more detail in Section 3.3.3-1, "Existing Housing Need." The 1990 Census also identified the number of structures built in each decade for each jurisdiction, as indicated in Figure 3.3.5.

8. Special Needs Housing

Section 65583 of the Government Code requires that the Housing Element include an analysis of special housing needs, "...such as those of the handicapped, elderly, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter." Special needs housing warrants additional discussion because these households have unique housing requirements or require special housing conditions.

Homelessness - The problem of homelessness in Ventura County is complex. The relatively high cost of housing in Ventura County and the scarcity of rental housing for minimum wage workers create an environment where many families have difficulty in finding and retaining affordable housing. Lower-income households live on a very

FIGURE 3.3.5

YEAR STRUCTURE BUILT

JURISDICTION	BEFORE 1939	1940-49	1950-59	1960-69	1970-80	1980-90	TOTAL
CAMARILLO	83	236	946	4,208	8,016	5,242	18,731
FILLMORE	462	370	392	636	1,112	549	3,521
MOORPARK	129	80	432	287	1,344	5,643	7,915
OJAI	433	422	659	591	670	355	3,130
OXNARD	1,024	2,153	7,092	11,753	12,756	6,502	41,280
PORT HUENEME	34	339	1,579	1,959	2,536	1,034	7,481
SANTA PAULA	1,156	739	1,275	1,761	1,539	1,592	8,062
SIMI VALLEY	132	260	1,683	11,578	8,551	10,907	33,111
THOUSAND OAKS	100	244	1,677	10,078	16,643	9,023	37,765
SAN BUENAVENTURA	3,299	2,251	6,312	9,665	9,188	6,628	37,343
UNINCORPORATED	3,017	2,704	4,584	6,465	6,601	7,308	30,679
COUNTYWIDE TOTAL	9,869	9,798	26,631	58,981	68,956	54,783	229,018

SOURCE: 1990 Census

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narrow margin and any unexpected expense or job loss can cause these households to lose their housing. Federal support programs have been drastically reduced over the last two decades. Once out of the housing market, it becomes increasingly more difficult for these households to reacquire permanent shelter because of the higher costs of living in temporary quarters, which prevents households from saving enough money for first and last month's rent, security deposit, and utility hookups. In addition, many of the homeless are mentally ill or impaired, which increases their difficulty in securing permanent shelter.

While recent statistics on the total number of homeless in the County is not available, the 2000 Consolidated Plan reported an estimate provided by the Homeless Services program of the County's Human Services Agency (HSA) that, at any given time, there are between 2,000 and 4,000 homeless persons in Ventura County, with the bulk of these persons located in the larger cities. The HSA estimates that they alone will serve 1,823 persons or households in 2000.

Estimates of homeless do not include those referred to as the "invisible homeless," those families whose economic situation forces them to live in motels, garages, or in overcrowded homes with other families. One local housing authority estimated that 40% of applicants for low-income housing are doubling up with families in other residences while waiting processing of their housing application. The 1994 Community Profile on Health and Human Services in Ventura County estimated that 7% of the County's population is living in poverty and at risk of becoming homeless.

The Ventura County Homeless and Housing Coalition conducted a "Survey of Cold Weather shelters in Ventura County on February 26, 1998. Survey takers interviewed individuals and family groups in shelters throughout the County. A total of 342 persons were in the shelters on that date. Approximately 20% of the shelter population, or 70 individuals, were children. Each adult individual completed a questionnaire. The following is a summary of those surveyed:

- 82% considered Ventura County their home.
- 71% of the population was Caucasian.
- 24% were employed.
- 20% were children and 21% were women.
- 35% consider housing to be their greatest need.
- 29% became homeless before they were 30 years old.
- 26% were unable to fill doctor's prescriptions.
- 37% have been homeless for 3 or more years.

Figure 3.3.6 indicates the agencies within the County that provide housing or housing-related assistance to homeless and low-income persons. Figure 3.3.7 lists the homeless shelter providers in the County in 2000, and includes an inventory of the type of shelter (transitional or emergency), clients served, and number of beds at each facility.

Mentally Disabled - While the County's 2000 Consolidated Plan reports that approximately one-third of the homeless are mentally disabled, clients served by Ventura County Behavioral Health are typically very low- to extremely low-income households. In 1999, the Homeless and Special Needs Task Force, with the assistance of over 70 organizations, ranked the unmet needs of non-homeless special needs populations in the County and ranked persons with chronic mental illness first.

FIGURE 3.3.6
AGENCIES SERVING HOMELESS AND LOW-INCOME PERSONS

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
Alcohol & Drug Programs, Mom and Kids Recovery Center	Ventura	Short term housing voucher program for women and children in need of housing while in treatment program.
Cabrillo Economic Development Corporation	County	Develops low and moderate income housing projects in County. Also leadership development, community organization, management training, resource development. Housing for migrant workers.
Candelaria American Indian Council	Ventura	Emergency assistance (food and shelter) and job linkage for American Indian clients and veterans. Information and referral.
Care and Share	Simi	One-time emergency services, food and shelter. Eviction prevention.
Casa Latina	Oxnard	Residential Recovery Home for women and young children with drug/alcohol problems. Bi-lingual/bi-cultural staff
Catholic Charities	Ventura, Moorpark, Oxnard & Thousand Oaks	Emergency shelter vouchers, temporary emergency material aid. Counseling. Rental assistance, food pantries.
Christopher House	Ventura	Housing and licensed nursing care for men, women, children, with HIV/AIDS.
Commission on Human Concerns	Oxnard & Ventura	Revolving Loan program for eviction prevention and move-in cost assistance. Variety of other non-housing related assistance.
Fillmore Volunteer Services, Inc.	Fillmore	Eviction prevention and other non-housing related assistance.
Housing Authority Programs		Administer HUD Section 8 Rental Assistance and conventional public housing projects. Provide fair housing counseling. Waiting lists vary from 3 to 6 years.
1. County Area Housing Authority	Newbury Park	
2. Oxnard Housing Authority	Oxnard	
3. Pt Hueneme Housing Authority	Pt. Hueneme	
4. Santa Paula Housing Authority	Santa Paula	
5. Ventura City Housing Authority	Ventura	
Interface Youth Crisis Services	Ventura	Hotline counseling, shelter for homeless, abused, throwaway or runaway children.
Jewish Family Services	Thousand Oaks & Ventura	Services to homeless, and other non-housing related assistance.
Lutheran Social Services	Thousand Oaks & Simi Valley	Eviction prevention, move-in assistance and other non-housing related assistance. Seniors-Caring Neighbor Program.
Khepera House	Ventura	Residential drug/alcohol recovery program and graduate houses for men.
Many Mansions	Thousand Oaks & Simi Valley	Rental assistance to seniors, families, and disabled individuals with Section 8 housing vouchers or certificates. Also manages 5 apartment complexes for low- and very low- income.
Miracle House	Ventura	Residential recovery program for women with dual-dependency of drugs and alcohol.
New Harvest Christian Fellowship	Oxnard	Residential drug/alcohol rehabilitation program for men.
Project Understanding	Ventura	Small loans and grants for move-in expenses, eviction prevention, and other non-housing related assistance.
	Oxnard	Transitional Housing
Human Services Agency Homeless I & R Program	County	Information and referral. Outreach, assessment & brief casework for homeless individuals and families.
Rainbow Recovery Centers	Santa Paula, Oxnard & Simi Valley	Residential treatment program and graduate houses for alcoholic/chemically dependent women and teenage girls.
Saint John's Community Outreach	Oxnard	Emergency lodging and other non-housing related assistance. Revolving Loan Fund.
Salvation Army - Oxnard Corps	Oxnard	Emergency winter shelter and other non-housing related assistance.
Salvation Army - Service Extension	Simi	Short-term lodging vouchers, other non-housing related assistance.
Salvation Army - Ventura Corps	Ventura	Short-term lodging vouchers, other non-housing related assistance.
Senior Homesharing	Ventura	Matches seniors with other seniors and non-seniors in need of shared housing
Turning Point Foundation	Ventura	Drop-in Center and shelter for homeless mentally ill and clients in west Ventura, other non-housing related assistance..
Ventura County Council on Aging	Oxnard	Senior services.
Victory Outreach Recovery Homes	Ventura & Oxnard	Drug recovery homes for men and women.

SOURCE: County of Ventura 2000 Consolidated Plan

FIGURE 3.3.7

HOMELESS SHELTER INVENTORY

SHELTER PROVIDER	LOCATION	NUMBER OF BEDS	TYPE OF SHELTER	CLIENTS SERVED	MONTHS OPEN
American Red Cross	Ventura	Vouchers as available	Disaster Emergency	All	
American Red Cross	Ojai Valley	Vouchers as available	Disaster Emergency	All	
Catholic Charities	Ventura	Vouchers/20 families per month (motel)	Emergency	Families	Feb thru Sept
Christopher House	Ventura	*12 beds	Trans/Rehab	HIV/AIDS	
Coalition Against Household Violence	Ventura	*17 beds	Emergency	Women, Children	
Conejo Valley Winter Shelter	Thou. Oaks	20 beds	Emergency	All	12-1 / 3-31
Ventura Housing Authority	Ventura	24 Sect 8 Cert. w/7 Vouchers issued	Transitional	Families	
Interface	Various	*27 beds	Transitional	Battered women & children	
		*6 beds		Runaway youth	
Lighthouse Family Program	Oxnard	11 beds	Transitional	Women and Children	
Many Mansions - Stoll House	Thou. Oaks	10 apartments	Transitional	Families	
Ojai Valley Family Shelter	Ojai	25 beds	Emergency	All	12-1 / 3-15
Operation Work	Oxnard	35 beds	Transitional	Single men	
Project Understanding Transition House	Oxnard	5 families (beds & apartments)	Transitional	Families	
Public Action Delivering Shelter	Simi Valley	35 beds	Emergency	All	11-1 / 3-31
Human Services Agency	Various	Motel vouchers Max 16/month Approx. 100 families per month *3 Trailers	Emergency	TANF eligible families	
RAIN Project	County	55 beds	Transitional	Singles, Families	
Religious Coalition Adopt a Family	Ventura	Motel vouchers Number Varies	Transitional	Families	
Sally's Haven	Oxnard	7 apartments			
Salvation Army	Oxnard	Motel vouchers Varies	Emergency	Families w/children Single women	
Salvation Army	Simi Valley	Vouchers, Number Varies	Emergency	All	
Salvation Army/National Guard Armory Winter Warming Shelter	Oxnard	120 beds	Emergency	All	12-1 / 3-31
Salvation Army Transitional Living Center	Ventura	*41 beds	Transitional	Families w/children & Single women	
Stoll House	Thousand Oaks	10 apartments	Transitional	Families	
Turning Point	Ventura	10 beds	Emergency	Singles	
Turning Point – Wooley House	Oxnard	9 beds	Transitional	Mentally ill singles	
Turning Point – Appleton House	Simi Valley	6 beds	Transitional	Mentally ill singles	
Ventura County Behavioral Health	Ventura	15 vouchers as funds permit	Emergency	Mentally Disabled	
Ventura County Rescue Mission Men's Shelter	Oxnard	*60 beds	Emergency	Men	
		*32 beds	Trans/Rehab	Men	

* Indicates both day and night access to shelter facility

SOURCE: County of Ventura 2000 Consolidated Plan

According to the Consolidated Plan, the County Behavioral Health inpatient unit is currently overcrowded (35 to 45 patients in a 28-bed facility). The Plan emphasizes that traditional shelter beds will not meet the needs of the mentally ill and recommends a transitional bed program that includes staff who can link residents to mental health services, entitlement benefits, and medical care, as well as long-term housing. The 2000 Consolidated Plan estimates that 150 transitional housing beds (12-24 month stays) are needed countywide, while 350 additional beds with associated supportive housing services and rent subsidies are needed to complete the continuum of care.

Figure 3.3.8 is an inventory of agencies that provide housing and housing-related support services to non-homeless persons with special needs, including mentally ill persons.

Physically Handicapped/Disabled - The 1990 Census indicated that Ventura County had 29,590 non-institutionalized individuals, aged 16 to 64 (the working-age population), suffering from a work disability. Of those, 13,235 were completely prevented from working due to their disability. In the unincorporated area individuals suffering a work disability numbered 4,709, while those completely prevented from working by reason of their disability numbered 1,632.

Because of their employment limitations, it is probable that disabled persons receive lower incomes and, therefore, need lower cost housing. In addition, special housing needs, such as wheelchair ramps, accessible electrical outlets, accessible appliances, extra-wide doorways and hallways, large bathrooms with wheelchair space, rails in the bathtub and other special amenities, may add to the cost of the residence. Furthermore, many of the more severely handicapped/disabled require 24-hour care, which is commonly provided through residential group care facilities.

Figure 3.3.8 is an inventory of agencies that provide housing and housing-related support services to non-homeless persons with special needs, including developmentally disabled persons.

The Elderly - The 1990 Census reported that there were 63,005 householders countywide who were 65 or older, and 8,055 in the unincorporated area. In 1990, there were 3,421 persons 65 years and older countywide with incomes below the poverty level, 476 of whom resided in the unincorporated area.

Generally, many of the elderly are on fixed incomes and their family or household size is small. Housing for the elderly generally needs to be located near public transportation and services such as doctors, hospitals, and grocery stores. In addition, many of the elderly require 24-hour care, which is commonly provided through residential group care facilities.

Figure 3.3.9, Table A is an inventory of private elderly care facilities, by community, that indicates the number of residential care and skilled nursing facilities and the number of beds in each facility.

Large Families - HUD defines a "large family" as one with five or more members. Under that definition, the 1990 Census indicates that of the approximately 30,000 residential units in the unincorporated area of the County, 4,475 (15%) of the households in the unincorporated area are "large families."

FIGURE 3.3.8

HOUSING INVENTORY FOR NON-HOMELESS
PERSONS WITH SPECIAL NEEDS

PROVIDER	AREA SERVED	SERVING	DESCRIPTION OF SERVICE
Aids Care, Inc.	County	HIV & Persons w/Aids	Emergency funds for those with HIV+ and AIDS. Operate Christopher House.
Alcohol and Drug Programs Moms and Kids Recovery Center	County	Women and their children	Sober living home for those women in the program who are in need of safe and drug-free housing. Other non-housing related assistance for women and their children.
ARC Ventura County (Association for Retarded Citizens)	County	Developmental Disabled Adults	Residential care home for developmentally disabled adults. Other non-housing related assistance
Association for the Independence of Disabled	County	Disabled	In-home training program of independent living skills for the disabled.
Behavioral Health, Homeless/Emergency Shelter Program	County	Mentally Ill	Emergency Shelter Program provides food and shelter to homeless, mentally ill individuals through voucher system. Programs for adults and children. Coordinates with Catholic Charities Comm. Services.
Casa Latina	County	Spanish sp'kg women and their children	Housing and recovery services for Spanish speaking women (and their children) with alcohol or drug problems.
Casa Pacifica	County	Children	Facility for short-term and intermediate shelter for abused and neglected children.
Ventura County Coalition Against Violence	County	Women & Children	Provides safe, emergency shelter to battered women and their children, hotline, educational outreach, support groups.
Coalition to End Domestic Violence & Sexual Violence	County	All	Shelter, and other non-housing related assistance.
Fishermen Ministries	County	Ex-prisoners	Assists ex-prisoners make transition back into society and lead productive lives through their half-way house. Help for homeless persons.
Habitat for Humanity, Ventura County, Inc.	County	Seniors/Low Income	Rehabilitation and major repair of homes owned by senior citizens and other low income persons.
Home Sharing	Ventura	Seniors	Matches people to share home.
Housing Assistance Program for Seniors (HAPS)	Oxnard & Pt. Hueneme	Seniors	Housing assistance for disabled or very low income.
Housing Authority Programs			Housing assistance for low income persons including Seniors, disabled
1. County Area Housing Authority	Newbury Park		
2. Oxnard Housing Authority	Oxnard		
3. Pt. Hueneme Housing Authority	Pt. Hueneme		
4. Santa Paula Housing Authority	Santa Paula		
5. Ventura City Housing Authority	Ventura		
Independent Living Resources Center	County	Disabled	Counseling, referral, for subsidized housing.
Khepera Alcoholism Recovery House	County	Men	Housing and recovery services for men with alcohol problems.

FIGURE 3.3.8 (End)

**HOUSING INVENTORY FOR NON-HOMELESS
PERSONS WITH SPECIAL NEEDS**

PROVIDER	AREA SERVED	SERVING	DESCRIPTION OF SERVICE
Lighthouse Women's Shelter	County	Women Children	Shelter for women and children. Other non-housing related assistance.
Miracle House	County	Women	Housing and recovery services for women with alcohol or drug problems.
OASIS (Older Adult Services and Intervention System)	County	Seniors	Care planning to frail elderly 60+ years. Alzheimer's ID Programs. Referrals made to appropriate services to help clients remain at home.
Oxnard Recovery Homes, Inc.	County	Adults	Men and women's 30-day live-in program for alcohol and drug recovery. 90-day extended program.
Prototype Women's Center	County	Women	Housing and recovery services for women (and their children) with drug and/or alcohol problems.
Rainbow Recovery Center	County	Women	Housing and recovery services for women (and their children) with drug and/or alcohol problems.
Rescue Mission	County	Men	Place for men to stay who are transients. Meals and bed for up to 10 consecutive nights. Includes 1-year, live-in free, alcohol and drug recovery program.
Sarah's House	Moorpark	Women	Same as TenderLife, Inc.
Senior Case Management	County	Seniors	To assist frail elderly to remain in their home environment through the use of community services.
Senior Home Sharing	County	Seniors	Matches seniors with other seniors or younger people who want to share housing.
Senior Outreach Services	County	Seniors	Geriatric mental health specialists evaluate adults over 65 to determine if mental health services are needed.
Shamrock House	County	Adults	Residential treatment for drug and alcohol abuse.
St. Anne's Maternity Home	County	Pregnant young women	Residential care for pregnant young women under 8, counseling, junior and senior high school and vocational training, prenatal birth classes and child-care, follow-up.
TenderLife, Inc., Maternity Home	County	Pregnant young women	Provides housing and other non-housing related assistance.
Training for Independent Living	County	Developmental Disabled Adults	See ARC Ventura County
Turning Point Foundation	County	Mentally Ill	Drop-in Center for homeless mentally ill and clients in west Ventura. Other non-housing related assistance.
Ventura County Commission on Aging	County	Elderly	One-time eviction prevention, move-in costs, other non-housing related assistance.
Ventura County Health Care Agency	County	AIDS	Case management, housing referral.

FIGURE 3.3.9

OTHER RESIDENTIAL CARE FACILITIES AND HOUSING SERVICES

Table A
PRIVATE ELDERLY CARE FACILITIES
Number and Type by Community

Jurisdiction	Residential Care Facilities		Skilled Nursing Facilities	
	Number	Total Beds	Number	Total Beds
Camarillo	19	513	2	213
Fillmore	1	86	1	92
Moorpark	1	6	1	6
Newbury Park	3	177	2	129
Ojai	10	342	3	144
Oxnard	14	282	4	472
Santa Paula	0	0	2	148
Simi Valley	32	180	3	49
Thousand Oaks	33	822	2	167
San Buenaventura	10	920	4	396
Total	123	3,328	24	1,920

Table B
OTHER HOUSING/SERVICE PROVIDERS

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
Community Assistance Program	Ojai	Rental assistance, motel vouchers, food pantry, bus tokens
County Veterans Services	County	Assists homeless veterans in obtaining benefits & services
Fair Housing Program	County	Assists persons in resolving housing discrimination cases
Homeless Tutoring Program (county schools)	County	After school tutoring for homeless children at shelters, motels, drop in centers.

SOURCE: County of Ventura 2000 Consolidated Plan

Low-income large families represent a special need because of the disparity between housing costs and household income. To resolve this disparity, some families “double up” in one dwelling unit. Large families with children may have a problem locating adequately sized housing. Additionally, large families with children seeking rental housing have a particular difficulty finding housing since rental complexes may be restricted to seniors, or rental units may contain a limited number of bedrooms.

Single Heads of Household - Households headed by single persons who have children also have special housing needs. Because of the single income, these families need lower cost housing in proximity to employment, and access to affordable child day care. In 1990, there were 3,642 female heads of household below the poverty level, 501 of who resided in the unincorporated area.

Figure 3.3.9, Table B indicates additional housing and housing-related service providers in the County of Ventura.

Farmworkers - While the County of Ventura is comprised of ten cities and three unincorporated urban centers, the character of the County continues to be distinctly agricultural and requires a substantial agricultural workforce. The 1997 U.S. Census of Agriculture reported that, in Ventura County, 132,124 acres were cropland, with 111,375 acres of harvested cropland. In addition, the climate in Ventura County is so mild that many crops can be planted/harvested three times a year.

In 1983, SCAG’s Regional Housing Allocation Model estimated that there were 14,257 farmworkers in Ventura County. The 1990 U.S. Census reported that there were 15,908 farmworkers in Ventura County. The 1997 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 22,561 farmworkers in Ventura County. The *Migrant and Seasonal Farmworker Enumeration Profiles Study* (MSFES), prepared in 2000 for the U.S. Department of Health and Human Services, estimates that there are, on an annual basis, 35,181 farmworkers in Ventura County, of which 7,758 are full-time workers, 14,726 are seasonal workers, and 12,697 are migrant farmworkers. A “seasonal farmworker” is defined as “an individual whose principal employment (51% of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months.” A “migrant farmworker” meets the same definition, but “establishes for the purposes of such employment a temporary abode.”

A major reason for the discrepancy between these and other assessments of farmworker numbers is that different agencies employ different methodologies in formulating their estimates. For example, the U.S. Census excluded labor provided by contractors, which underestimates the number of farmworkers, while the Department of Agriculture counted labor jobs rather than individual laborers. Both of these censuses utilized a sampling methodology rather than an actual full count. The MSFES did not include an actual count of farm laborers, but utilized secondary information from many governmental sources, including national databases and state surveys, as well as factors relating to types of crops grown in specific counties. The MSFES also included food processing industries as well as field workers.

Notwithstanding differing methodologies used by different agencies, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This can be partly explained by changes in crop type. Over the last two decades there has been an increase in more labor-intensive crops such as strawberries and nursery stock. The Agricultural Department reports that between 1979 and 1999, strawberries

increased from approximately 2,400 acres to approximately 6,400 acres. In addition, nursery stock increased from approximately 2,100 acres in 1993 (first year acreage was reported) to approximately 2,700 acres in 1999.

Utilizing information provided in the MSFES, it is estimated that there are at least 12,905 households in which farmworkers were the primary wage earner(s). These households can be further broken down to 3,991 full-time farmworker households, 6,534 seasonal farmworker households, and 2,380 migrant farmworker households. In addition, it is estimated that there are 2,111 full-time farmworkers, 4,271 seasonal farmworkers and 8,507 migrant farmworkers who reside in non-farmworker households, group quarters or temporary shelters, or live by themselves in conventional housing. By comparing the farmworker household estimates to the January 1, 2000 County household estimate, approximately five percent of all households Countywide are headed by farmworkers.

Because of generally low wages associated with farming and food processing, farmworker households can be generally classified as very low-income. Therefore, by comparing the farmworker household estimates to the January 1, 2000 County very low-income household estimate, it is estimated that 29 percent of very low-income households Countywide are headed by farmworkers.

According to the 1990 Census, 18 percent of County farmworkers resided in the unincorporated area. Assuming that the 1990 percentage has remained the same over the last decade, it is estimated that 718 full-time farmworker households, 1,176 seasonal farmworker households, and 428 migrant farmworker households reside in the unincorporated area of the County. Therefore, by comparing the farmworker household estimates to the January 1, 2000 unincorporated very low-income household estimate, it is estimated that 37 percent of all very low-income households residing in the unincorporated area are headed by farmworkers.

Farmworker households need to be located near both the agricultural areas in which workers are employed and areas convenient to shopping and containing other support services and public facilities, including transportation. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Information provided by sources close to the agricultural community indicates, however, that many farmworkers reside in single residences with multiple families or are sleeping in garages or detached accessory buildings.

Although most farmworker households reside in conventional, lower-income housing, there are three specialized types of farmworker housing in unincorporated Ventura County:

- (1) Farmworker housing units 1-4 units) on existing farms or ranches,
- (2) Farmworker camps (5 or more units), licensed by the State, on existing farms or ranches, and
- (3) Farmworker housing projects subsidized by Federal or State funding.

The County has minimal records on the first kind of farmworker housing, primarily because many of the structures were constructed years ago and the Assessor records do not provide sufficient detail to differentiate between farmworker housing and other types of housing. Recent records indicate that, from 1995 to 2000, the Planning

Division issued zoning clearances for 86 individual farmworker housing units (approximately 17 per year).

HCD maintains a list of farmworker camps licensed by the State of California. Figure 3.3.10 lists the farmworker camps in the County, including the camp name and location, and the number of individuals and families that can be accommodated at the camp. All but three of these camps are located in the unincorporated area of the County. In 1983 there were 24 farmworker camps serving 1,118 farmworkers and their families. By contrast, in 2000 there were 17 camps serving 728 farmworkers and their families. Therefore, the number of farmworkers and farmworker households living in farmworker camps has declined by 35 percent over the previous 18 years.

In addition to the farmworker camps, two farmworker housing projects have been built in the unincorporated County. One is Rancho Sespe, located four miles southwest of the community of Piru, which consists of 100 apartments of 2, 3 or 4 bedrooms. As of August 2000, approximately 40 families were on the waiting list, some of which had been waiting for accommodation since 1997. The manager of the project believes that the waiting list is unusually short compared to past years, in part because the long waiting list for housing discourages prospective tenants. The other facility is Cabrillo Village phases 1 and 2, comprised of 74 units of 2, 3, and 4 bedrooms, which were constructed in Saticoy, but which have since been annexed to the City of San Buenaventura.

3.3.3 REGIONAL HOUSING NEEDS ASSESSMENT

Pursuant to Section 65583 of California planning law, jurisdictions are required to "make adequate provisions for the housing needs of all economic segments of the community". In order to provide housing opportunities for persons of all income levels, housing needs must be assessed. In assessing housing need, documentation of growth projections and a quantification of the locality's existing and projected housing needs for all income levels is required. In accordance with Government Code Section 65584, these existing and projected needs must consider the locality's share of the regional housing need.

The housing need assessment presented in this section is for the 7.5-year planning period of January 1, 1998, to June 30, 2005. This 7.5-year analysis was undertaken to satisfy the requirements of Section 65583 of the State Government Code, which requires a schedule of actions to implement the goals and objectives of local housing elements. In addition, the planning period (1998-2005) conforms to the statutory planning cycle of the Regional Housing Needs Plan (RHNP) as mandated by State law.

The methodology used in this section is based on the 1998 Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG). The RHNA is based on Department of Finance (DOF) and 1990 Census data and information provided by the cities and the County of Ventura. The RHNA is a comprehensive document analyzing housing needs in each locality of the region. As mandated by State Housing law, this document identifies existing and future housing needs for each jurisdiction in the SCAG region.

Figure 3.3.10

VENTURA COUNTY 1999 STATE-LICENSED FARMWORKER CAMP LIST

	NAME OF CAMP	PROPRIETOR/LOCATION	NOTES
1.	Garden City Camp 5690 Cypress Road	Pacific Labor Services Oxnard (inc.) 488-4625	45 beds, individuals only
2.	Rancho Guadalupe 1 Caryl Drive	John Broome Oxnard (uninc.) 488-5333	8 units, families
3.	B-Camp 2512 Balboa St.	Leo B. Jennings Oxnard (uninc.) 646-3301	12 units, individuals and families
4.	Boskovich Farms 90 E. Plsnt Vly Road	Boskovich Farms, Inc. Camarillo (uninc.) 487-2299	6 units, families
5.	Rancho Media Dia Hondo Ranch Road	Grether Farming Somis (uninc.) 485-1877	5 units, families
6.	Somis Nursery 5612 Donlon Road	Somis Nursery Somis (uninc.) 386-4280	10 units, individuals and families
7.	Limol 1141 Cummings Road	Limoneira Santa Paula (uninc.)	157 units, individuals and families
8.	Orchard Farm	Limoneira Santa Paula (uninc.)	11 units, individual and families
9.	McKevett Padre Lane	Limoneira Santa Paula (uninc.)	9 units, individuals and families
10.	Las Posas Orchards 5245 No Olive Hill Rd.	Somis Pacific Somis (uninc.) 484-1779	10 units, families
11.	La Campagna 2297 Sycamore	Limoneira Fillmore (uninc.) 525-5541	6 units, individuals and families
12.	Fillmore Labor Camp 743-1/2 Sespe Place	Villasenor Enterp. Fillmore (inc.) 524-1532	130 individuals
13.	Leavens Ranches 1261 Broadway	Leavens Ranches Moorpark (uninc.) 656-1568	18 units, individuals and families
14.	Newhall Ranch 4.5 mi. east of Piru	Newhall Land & Frmg 661-257-1095 (uninc.)	18 units, individuals and families
15.	El Campo De Piru 4268 Center St.	Mary Guevara Piru (uninc.) 521-1536	8 units, individuals, from April 1st to Oct. 31st only
16.	Trinidad Lopez 665 Piru Square	Trinidad Vasquez Piru (uninc.) 521-1720	5 individuals
17.	CampoTres S * Fifth Street/Rose Ave.	Samuel Camacho 483-1234 (inc.)	150 individuals

* May not have active State license

1. Existing Housing Need

In the 1998-2005 RHNA, SCAG assessed the existing housing need for each community in the region. The existing housing need was established by utilizing the latest (1990) Census, adjusted for household growth through January 1998. The existing need is defined by the estimated number of households with one or more Federally-designated housing problem indicators, including (1) overcrowding, (2) unaffordability, or overpayment, and (3) substandard housing.

"Overcrowding" is defined as more than 1.01 persons per room in the dwelling unit. Figure 3.3.11 indicates the incidence of overcrowding in lower-income households countywide as reported by SCAG in the 1998-2005 RHNA. As represented, approximately 16% of the total residential units in the unincorporated area are overcrowded. The goals, policies and programs that are intended to address this issue are discussed in Section 3.3.7-2, Housing Rehabilitation.

"Overpayment" is defined in the 1998-2005 RHNA as the number of lower-income households paying over 30% of their gross household income toward rent or house payments. Lower-income households are those which have incomes less than 80% of the County's median household income. The 1998-2005 RHNA reported that 4,831 lower-income households were overpaying for shelter in the unincorporated area of Ventura County. This number equals approximately 16% of the unincorporated area's 29,505 total households (see Figure 3.3.12). The goals, policies and programs that are intended to address this issue are discussed in Section 3.3.7-3, Housing Opportunities and Diversity.

"Substandard housing" is defined as housing lacking adequate kitchen, toilet, heating, or plumbing facilities. Figure 3.3.13 indicates the incidence of lack of complete plumbing facilities as reported by the 1990 Census. The goals, policies and programs that are intended to address this issue are discussed in Section 3.3.7-2, Housing Rehabilitation.

The 1998-2005 RHNA does not contain any estimate of the existing housing needs specifically for the handicapped, elderly, large families, farmworkers, families with female heads of household, or families and persons in need of emergency shelter. The housing needs for these special needs groups are, in the main, included in the above categories of overcrowding, overpayment, and substandard housing. However, many handicapped or elderly persons and those in need of emergency shelter are in need of 24-hour medical or non-medical care, which can be provided through residential group care facilities rather than conventional housing. Furthermore, many migratory farmworkers and homeless have need for affordable, temporary and intermittent shelter.

Of the above special needs groups, only the existing unmet needs for homeless persons could be quantified. The May 2001 Continuum of Care GAPs Analysis estimates the Countywide unmet need, excluding the City of Oxnard, to be 752 emergency shelter beds (299 individuals, 453 persons in families with children), 619 transitional housing beds for 12-24 month stays (212 individuals, 407 persons in families), and 390 additional beds with associated supportive housing services and rent subsidies (178 individuals, 212 persons in families). Assuming that this existing unmet need should be shared by each jurisdiction based on proportional share of existing employment (14.7%), the unincorporated area's existing unmet need is 111 emergency shelter beds, 91 transitional beds, and 57 additional beds with supportive housing services and rent subsidies. Employment is a better measure than population because it has a more direct bearing on housing demand within the local community.

FIGURE 3.3.11

OVERCROWDED LOWER-INCOME
HOUSEHOLDS

JURISDICTION	TOTAL LOWER INCOME HOUSEHOLDS	RENTER- OCCUPIED OVER- CROWDED	OWNER- OCCUPIED OVER- CROWDED	TOTAL OCCUPIED OVERCROWDED	% OF OVERCROWDED LOWER INCOME HOUSEHOLDS
CAMARILLO	5,771	447	89	536	9.3%
FILLMORE	1,985	366	169	535	26.9%
MOORPARK	1,540	169	71	240	15.6%
OJAI*	1,431	N/A	N/A	N/A	N/A
OXNARD	18,099	5,067	1,667	6,734	37.2%
PORT HUENEME	3,434	480	161	641	18.6%
SANTA PAULA	4,258	854	293	1,147	26.9%
SIMI VALLEY	7,051	414	172	586	8.3%
THOUSAND OAKS	8,935	488	75	563	6.3%
SAN BUENVVENTURA	13,716	1,106	184	1,290	9.4%
UNINCORPORATED	9,411	1,198	369	1,567	16.6%
COUNTYWIDE TOTAL	74,200	10,589	3,250	13,839	18.6%

SOURCE: 1998-2005 RHNA (SCAG)

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*No detail available.

FIGURE 3.3.12

OVERPAYING LOWER-INCOME
HOUSEHOLDS

JURISDICTION	TOTAL 1998 HOUSEHOLDS ¹	LOWER-INCOME HOUSEHOLDS OVERPAYING FOR SHELTER ²	PERCENTAGE OF LOWER-INCOME HOUSEHOLDS FOR SHELTER ³
CAMARILLO	20,292	3,431	17%
FILLMORE	3,632	977	27%
MOORPARK	8,758	1,159	13%
OJAI	3,089	UNKNOWN	UNKNOWN
OXNARD	41,824	10,549	25%
PORT HUENEME	7,175	1,974	28%
SAN BUENAVENTURA	37,430	8,577	23%
SANTA PAULA	8,043	2,275	28%
SIMI VALLEY	34,169	5,131	15%
THOUSAND OAKS	39,907	6,427	16%
UNINCORPORATED	29,505	4,831	16%
COUNTYWIDE TOTAL	233,824	44,932	19.2%

SOURCES:

¹1998 State Department of Finance (DOF) estimate.

²1998-2005 RHNA (SCAG)

³Lower-income households (column 2) divided by 2000 Households (column 1).

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FIGURE 3.3.13

UNITS LACKING COMPLETE PLUMBING

JURISDICTION	TOTAL OCCUPIED DWELLING UNITS	RENTER OCCUPIED LACKING PLUMBING	OWNER OCCUPIED LACKING PLUMBING	% LACKING PLUMBING
CAMARILLO	18,109	5	0	0.0%
FILLMORE	3,400	8	20	0.8%
MOORPARK	7,621	7	30	0.5%
OJAI	3,000	12	0	0.4%
OXNARD	39,302	145	85	0.6%
PORT HUENEME	6,732	0	9	0.1%
SANTA PAULA	7,664	34	9	0.6%
SIMI VALLEY	31,998	33	18	0.2%
THOUSAND OAKS	36,457	9	38	0.1%
SAN BUENAVENTURA	35,408	87	51	0.4%
UNINCORPORATED	27,607	132	61	0.7%
COUNTYWIDE TOTAL	217,298	460	321	0.4%

Source: 1990 Census

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To address existing housing needs, the unincorporated land available for residential development is discussed in Section 3.3.4, and the County's housing goals, policies and programs are discussed in Section 3.3.7.

2. Projected Construction Need

The 1998-2005 RHNA identifies future housing (construction) need for the planning period January 1, 1998 - June 30, 2005 for each jurisdiction in the Southern California region. In the 1998-2005 RHNA (revised on May 2, 2000 pursuant to a subregional reallocation), SCAG determined the Construction Need for each jurisdiction in Ventura County by calculating the underlying housing demand, as reflected by household growth, plus an adjustment for vacancy and replacement needs necessary to accommodate the growth in the forecasted number of household by June 30, 2005 (Figure 3.3.14). Construction Need in the unincorporated area of Ventura County is projected at 1,678 dwelling units. Total construction need was then allocated among the statutory income groups: very low-, low-, moderate- and upper-income households (Figure 3.3.15).

Components of the regional housing need allocation are further described as follows:

- Household Growth

The household growth component is defined as the number of households projected to be added to the jurisdiction between the January 1998 DOF estimate and July 1, 2005. The 2005 estimate was based upon State-provided household growth estimates for the region, which were completed by SCAG after extensive input from the region's communities. Household growth for the unincorporated area of Ventura County from January 1, 1998 to July 1, 2005 is projected to be 2,032 households.

- Vacancy Need

The vacancy adjustment is defined in the 1998-2005 RHNA as the number of vacant units needed to promote residential unit choice, moderate unit price, and reasonable levels of unit upkeep and repair. SCAG assigned a vacancy need equal to the difference between the "ideal" rate and the current actual number of vacancies, plus an additional number proportional to the household growth. The ideal vacancy rate was applied to growth to ensure that as development occurs, an appropriate number of vacant units are maintained. The 1998-2005 RHNA determined the vacancy need for the unincorporated area of Ventura County to be minus 578 units (see Figure 3.3.14). The negative number indicates that there is a surplus of vacant units in the unincorporated area of Ventura County.

- Replacement Need

The replacement adjustment component is defined as the number of units expected to be lost to demolition, conversion to non-residential use, or natural disaster during the planning period. The rate of unit loss is based on an annual average of demolitions reported by jurisdictions to the Census Bureau from 1990-1994, plus an additional factor to account for conversion of residential units to other non-housing uses. The replacement need for the unincorporated area of Ventura County was determined in the 1998-2005 RHNA to be 127 units.

FIGURE 3.3.14

1998-2005 HOUSING CONSTRUCTION NEED

JURISDICTION	HOUSEHOLD GROWTH	VACANCY NEED	REPLACEMENT NEED	CONSTRUCTION NEED 1998-2005
CAMARILLO	1,642	+49	188	1,800
FILLMORE	704	+23	34	808
MOORPARK	1,157	-21	47	1,255
OJAI	174	+14	29	209
OXNARD	2,817	+210	79	3,298
PORT HUENEME	1,441	-61	72	254
SAN BUENAVENTURA	1,880	-124	111	1,950
SANTA PAULA	1,180	+58	75	1,393
SIMI VALLEY	2,654	-72	317	2,767
THOUSAND OAKS	3,905	+107	371	4,322
UNINCORPORATED	2,032	-578	127	1,678
COUNTYWIDE TOTAL	19,586	-395	1,450	19,734

SOURCE: 1998-2005 RHNA (SCAG)

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FIGURE 3.3.15

1998-2005 HOUSING CONSTRUCTION
NEED BY INCOME CATEGORY

JURISDICTION	VERY-LOW INCOME	LOW INCOME	MODERATE INCOME	UPPER INCOME	TOTAL
CAMARILLO	420	229	410	742	1,800
FILLMORE	150	98	134	427	808
MOORPARK	269	155	383	448	1,255
OJAI	51	24	40	94	209
OXNARD	797	489	505	1,507	3,298
PORT HUENEME	40	23	45	146	254
SAN BUENAVENTURA	488	272	354	836	1,950
SANTA PAULA	257	188	241	708	1,393
SIMI VALLEY	632	343	684	1,110	2,767
THOUSAND OAKS	965	590	1,234	1,534	4,322
UNINCORPORATED	404	250	334	690	1,678
COUNTYWIDE TOTAL	4,472	2,659	4,362	8,242	19,734

SOURCE: 1998-2005 RHNA (SCAG)

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- Fair Share Adjustment:

Once the construction need is determined, it is distributed into four income categories: very low-income (less than 50% of median income), low-income (50% to 80% of median income), moderate-income (80% to 120% of median income), and upper-income (more than 120% of median income). These categories are consistent with HUD income definitions. The fair share adjustment is then imposed to achieve the state mandate to avoid reinforcing segregated housing patterns in communities and to reduce the concentration of lower income households in jurisdictions that already have a disproportionately high proportion of low-income households. This is accomplished by moving a jurisdiction's existing income distribution closer toward the regional average and reassigning the construction need to the various statutory income categories.

SCAG, in the 1998-2005 RHNA, adopted an adjustment policy that takes into account a community's existing share of lower-income households. Communities were grouped into three categories, based upon their share of lower income households in the region, and a different adjustment was applied to each category. Where the share of lower-income households was 10% less than the regional average, new construction targets were adjusted upward 50% of the way to the regional average. Communities within 10% of the regional average of lower income households had new construction targets adjusted 25% of the way toward the regional average. Communities with a low-income household share 10% above the regional average had new construction targets adjusted upward 75% of the way toward the regional average.

Figure 3.3.14 presents, for the reporting period January 1998 to July 2005, a breakdown of future housing (construction) need units by income category for each jurisdiction in the County. In the unincorporated area, the future housing need of 1,678 units is identified by income category as follows: 404 very low-income units, 250 low-income units, 334 moderate-income units and 90 upper-income units.

- Special Needs Housing

The 1998-2005 RHNA did not estimate the housing construction need for the future increase in the handicapped, elderly, large families, farmworkers, families with female heads of household, or families and persons in need of emergency shelter. The housing needs for these special needs groups are, in the main, included in the construction need for very low- and low-income households. However, many handicapped, elderly and those in need of emergency shelter are in need of 24-hour medical or non-medical care, which can be more effectively provided through residential care facilities (a.k.a. residential group care facilities) than conventional housing. Furthermore, many migratory farmworkers and homeless have need for affordable, temporary and intermittent shelter.

To address future housing construction needs, the land available for residential development is discussed in Section 3.3.4, and the County's housing goals, policies and programs are discussed in Section 3.3.7-3, Housing Opportunities and Diversity.

3.3.4 INVENTORY OF LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

In December of 1999, the Planning Division utilized information from the County Assessor's Office and the Planning Division's APN Data Base to inventory land in the unincorporated area of the County suitable for residential development. "Suitable for residential development" means land that has been zoned to allow residential development "by right" (ministerial Zone Clearance) or subject to site plan review (discretionary Planned Development Permit), but does not require a Conditional Use Permit.

As shown in Figure 3.3.16, the County of Ventura has fifteen zoning designations in which some form of residential use is allowed. Figure 3.3.16 further describes each of the zoning designations and depicts, in an abbreviated form excerpted from the Ventura County Zoning Ordinance, the uses allowed in each zoning designation by type of land use entitlement. As can be seen, residential uses are primarily directed into zones designated specifically for that type of land use. Additionally, open space and agriculturally designated zones allow residential uses by right.

For the most part, zoning in the unincorporated area of Ventura County is consistent with the County General Plan. Although Assessor Parcels are not always "legal" lots (legally created under subdivision law) for construction purposes, they are a close approximation.

In order to classify existing and potential residential parcels by income category, the Planning Division contacted the local and national Building Industry of America (BIA), as well as local and regional residential development companies, for statistics regarding costs of land and construction costs in Ventura County. Unfortunately, the lack of source data from the building community necessitated that four assumptions be made to complete the analysis:

1. Because of high market demand, all vacant residential parcels located in the coastal area (RB and RBH zones) would be affordable only to families of the upper-income level, unless government subsidies are utilized.
2. A residential parcel size of 10,000 square feet or greater (single-family detached) is only affordable to families of the upper-income level.
3. A residential parcel size of less than 10,000 square feet (single-family detached) is only affordable to families of moderate-income level or above.
4. Parcels zoned for multi-family dwellings or would allow second dwellings and/or farmworker dwellings will accommodate housing that is affordability to families of lower-income and above.

All of the above assumptions are predicated on the existing and potential residential parcels having adequate means for providing potable water, sanitation and access (see section 3.5.3 Housing Constraints).

To verify the above assumptions, the Planning Division staff documented the sales of all residential units in residential zones in the unincorporated County during the preceding

FIGURE 3.3.16

RESIDENTIAL USES ALLOWED BY ZONE

TABLE A
PERMITTED RESIDENTIAL USES IN OPEN SPACE, AGRICULTURAL,
RESIDENTIAL AND SPECIAL PURPOSE ZONES

	O-S	A-E	R-A	R-E	R-O	R-1	R-2	R-P-D	T-P
DWELLINGS									
DWELLINGS, SINGLE-FAMILY	Δ	Δ	Δ	Δ	Δ	Δ	Δ	⊗	Δ
Mobilehome, continuing nonconforming	□	□	□	□	□	□	□	□	□
DWELLINGS, TWO-FAMILY, OR TWO SINGLE-FAMILY DWELLINGS							Δ	⊗	
DWELLINGS, MULTI-FAMILY								⊗	
Farm Labor Group Quarters	⊗	⊗							
Qualified condominium conversions density bonus							⊗	⊗	
DWELLINGS, ACCESSORY STRUCTURES TO									
Second dwelling unit	○	○	○	○	○	○		○	
LOWER INCOME/SENIOR DENSITY BONUS DEVELOPMENTS						⊗	⊗	⊗	
MOBILEHOME PARKS			⊗	⊗	⊗	⊗	⊗	⊗	
AGRICULTURE AND AGRICULTURAL OPERATIONS									
ACCESSORY USES AND STRUCTURES									
Farm Worker Dwelling Units	Δ	Δ	Δ						Δ
CARE FACILITIES									
INTERMEDIATE: Care Of 7 Or More Persons			⊗	⊗		⊗	⊗	⊗	
RESIDENTIAL: Care Of 6 Or Fewer Persons	Δ	Δ	Δ	Δ	Δ	Δ	Δ	⊗	
RESIDENTIAL: Care Of 7 Or More Persons			⊗	⊗		⊗	⊗	⊗	

TABLE B
PERMITTED RESIDENTIAL USES IN COMMERCIAL AND INDUSTRIAL ZONES

	C-O	C-1	C-P-D	M-1	M-2	M-3
CARE FACILITIES:						
INTERMEDIATE AND RESIDENTIAL, CARE OF 7 OR MORE PERSONS	⊗		⊗			
HOTELS, MOTELS AND BOARDING HOUSES			○			
USES AND STRUCTURES, ACCESSORY, OTHER THAN LISTED ABOVE						
DWELLING, FOR SUPERINTENDENT OR OWNER		□	□	□	□	□
DWELLING, CARETAKER				□	□	□

LIST OF VENTURA COUNTY ZONING DESIGNATIONS ALLOWING RESIDENTIAL DEVELOPMENT

O-S - Open Space
A-E - Agricultural Exclusive
R-A - Rural Agricultural
R-E - Rural Exclusive
R-O - Single Family Estate

R-1 - Single Family Residential
R-2 - Two Family Residential
R-P-D - Residential Planned Development
C-O - Commercial Office
C-1 - Neighborhood Commercial

C-P-D - Commercial Planned Development
M-1 - Industrial Park
M-2 - Limited Industrial
M-3 - General Industrial

KEY TO MATRICES - The following symbols indicate the type of permit required for uses allowed in each zone:

□	= Not Allowed
Δ	= Zoning Clearance, or other ministerially approved permit unless specifically exempted.
○	= Planning Director-approved Planned Development Permit
⊗	= Planning Commission-approved Planned Development Permit
□	= Planning Director-approved Conditional Use Permit
⊗	= Planning Commission-approved Conditional Use Permit

18-month period (March 1999 - August 2000). A summary of the sales data is depicted in Figure 3.3.17 and the assumptions are validated as follows:

- Since the median sales price for housing in the coastal area was \$650,000 (Table B), and the lower limit of the upper-income category was \$408,200 (Table A), the first assumption appears to be validated.
- Of the 148 parcels of approximately 10,000 square feet, the median cost of a residential unit was \$218,000, with the average range extending up to \$360,732 (Table B). When the median sales price and upper end of the average range is compared to the moderate-income affordability range (Table A), the second assumption appears to be validated, although it may be conservative.
- Of the 278 parcels of approximately 8,000 square feet, the median cost of a residential unit was \$220,000 (Table B). Furthermore, of the 236 parcels of approximately 6,000 square feet, the median cost of a residential unit was \$181,990 (Table B). When the median sales price is compared to the moderate-income affordability range (Table A), the third assumption also appears to be validated, although it may be conservative.
- Of the 1,094 condominium, townhouse and planned development units located in the residential zones with a 6 to 17 dwelling unit per acre density range, the median sales price ranged from \$80,890 to 302,640, with most unincorporated areas with a median sales price between \$170,000 and \$230,000 (Table C). When the median sales price range is compared to the low- and very low-income affordability range (Table A), the fourth assumption appears to be validated.

In addition to sales data, a survey of a sample of multi-family rental units located in the unincorporated area was conducted in April of 2001. That survey revealed that in all areas, other than the coastal area, the rents ranged from \$700 to \$850 per month, with an average rent of \$760 per month. Rents in the coastal area ranged from \$1,100 to \$1,300 per month. When the range of rents is compared to the low- and very low-income affordability range (Table A of Figure 3.3.17), the fourth assumption is further validated.

It is not possible in the context of this countywide General Plan update to estimate the actual cost of building new residential units because of the variability of the cost components (e.g., location, land cost, infrastructure, site preparation) and the lack of information from the building industry regarding labor costs, materials costs, profit margins, financing, etc. Nonetheless, the sales and rental data for existing dwellings is generally reflective of the market demand for new dwelling units.

Although higher densities (dwelling units per acre) can reduce dwelling unit costs, there isn't enough empirical data to be able to determine a density level at which the county can distinguish between very low-income families and low-income families. County housing authorities are of the opinion that, while density is an important factor in providing very low-income and low-income housing, the site's location, the type of housing that is constructed (e.g., apartments, second dwelling units, farm labor housing, residential care facilities), and the availability of governmental subsidies are equally important factors.

A map indicating the location of general land use designations is provided in Figure 3.3.18. Based on the above assumptions, the results of the land inventory are depicted in Figure 3.3.19, Tables A, B and C, and are summarized below:

1. Existing Parcels

The inventory shows that within residential zones there are approximately 8,376 existing vacant parcels of 10,000 square feet or greater and 802 existing vacant parcels that are less than 10,000 square feet in area. In this context, vacant parcels are those that do not contain existing dwellings.

Parcels less than 2,500 square feet in area were not counted because they probably cannot be built upon without a variance to the zoning development standards.

2. Potential Parcels/Dwelling Units

The number of potential additional parcels was calculated by dividing each parcel's total area by the minimum parcel size of each parcel's zoning, rounded down to the next whole number and subtracting one parcel (the existing parcel is already accounted for under existing vacant parcels). Similarly, the potential additional dwellings that could be developed on vacant R-P-D (Residential Planned Development) and R-2 (Two-family Residential) zoned land was calculated by dividing each parcel's total area by the maximum density standard of the parcel's zoning, rounded down to the next whole unit. Parcels zoned R-P-D-1U to 3U were counted as potential parcels of $\geq 10,000$ square feet and R-P-D-4U (4 dwellings per acre) or less were counted as potential parcels/dwellings of less than 10,000 square feet, not multi-family. In addition, all land that is zoned SP (Specific Plan) is listed by sub-designations under the appropriate affordability category as specified by the Ahmanson Ranch Specific Plan (adopted in 1992). For the Ahmanson Ranch area, it is assumed that none of the "market rate" housing will be affordable to lower-income families, irrespective of density, because of its high land development costs and proximity to the Warner Center in the adjacent City of Los Angeles. The inventory shows that on vacant land within residential zones there is the potential to create 4,921 additional parcels of 10,000 square feet or more, 1,421 additional parcels of less than 10,000 square feet, and 1,152 multi-family (attached) dwelling units.

The above analysis is based on currently vacant land and does not include the potential number of units that could be developed on land containing existing dwellings. The Assessor's records and Planning Division APN Data Base do not contain information regarding the types of existing single-family dwellings (i.e., principal dwelling, second dwelling, farmworker dwelling) nor the number of existing, multi-family attached dwelling units per parcel. Without this information it is not possible to readily calculate the "redevelopment" potential of underutilized residentially zoned parcels. Nonetheless, the County has established a redevelopment agency within the community of Piru (see location map). The potential number of parcels/dwelling units on underutilized developed parcels within Piru Redevelopment Agency boundary (located as depicted on Figure 3.3.18) are reflected in Figure 3.3.19, Tables B and C.

Of special note, the Ahmanson Ranch Specific Plan, and California State University - Channel Islands ("CSUCI") a private residential community (as depicted on Figure 3.3.18), together constitute 84 percent of the potential moderate-income parcels/dwellings and 89 percent of the potential lower-income multi-family dwellings in the unincorporated area of the County.

FIGURE 3.3.17

HOUSING SALES DATA

**TABLE A
COMPARISON OF MEDIAN RESIDENTIAL COST TO
MAXIMUM AFFORDABILITY BY INCOME CATEGORY**

INCOME CATEGORY	AFFORDABILITY UNIT COST*
UPPER (> 120% OF MEDIAN)	OVER \$408,200
MODERATE (80% - 120% OF MEDIAN)	\$272,150 TO \$408,200
LOW (50% - 80% OF MEDIAN)	\$170,100 TO \$272,150
VERY LOW (<50% OF MEDIAN)	BELOW \$170,100

*BASED UPON VENTURA COUNTY GENERAL PLAN 1999 ANNUAL REPORT

**TABLE B
COMPARISON OF COSTS OF SINGLE-FAMILY
DETACHED RESIDENCES BY PARCEL SIZE
(MARCH 1999 - AUGUST 2000)**

PARCEL SIZE	NUMBER OF UNITS SOLD	AVERAGE RANGE	MEDIAN
10,000 SQ. FT.*	148	\$75,268 - \$360,732	\$218,000
8,000 SQ. FT.*	278	\$96,946 - \$343,054	\$220,000
6,000 SQ. FT.*	236	\$66,633 - \$297,347	\$181,990

*PARCEL RANGES: 10,000 SQ. FT. = 9,500 to 10,500 SQ. FT.
8,000 SQ. FT. = 7,500 to 8,500 SQ. FT.
6,000 SQ. FT. = 5,500 to 6,500 SQ. FT.

**TABLE C
CONDOMINIUM, TOWNHOUSE AND PLANNED DEVELOPMENT
SALES DATA (EXCLUDING COASTAL ZONE)
(MARCH 1999 - AUGUST 2000)**

ZONE	LOCATION	# UNITS SOLD	MEDIAN PRICE
R-P-D 6U	PIRU	30	\$168,191
R-P-D 7U	VENTURA	7	\$204,500
	OAK PARK	21	\$302,644
R-2 (10 U/AC.)	COUNTYWIDE	30	\$80,890
R-P-D 10U	OAK PARK	11	\$210,835
R-P-D 12U	OAK PARK	238	\$233,392
P-C (7 TO 17 DU/AC.) (12 DU/AC. AVERAGE)	OAK PARK	742	\$183,750
R-P-D 15U	OJAI	10	\$128,322
	PIRU	4	\$171,400
	VENTURA	1	\$215,000

County Line

National Forest

County Line

Piru

Ojai Valley

Ventura Avenue

El Rio/Del Norte

Santa Rosa Valley

Las Posas Valley

Coastal

PACIFIC

Coastal

Coastal

Coastal

FIGURE 3.3.18

LAND USE DESIGNATION
AND CONSTRAINT AREAS

-  Incorporated Cities
-  Areas of Constraint
-  National Forest Boundary

General Plan Land Use

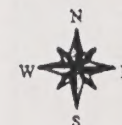
-  Open Space
-  Agriculture
-  Rural
-  Urban / Existing Community
-  State or Federal

CSUCI

Lake Sherwood

County Line

Oak Park



0 4 8 Miles

OCEAN

Coastal

Santa Monica Mtns

Malibu

Ventura County General Plan-
Land use Appendix

FIGURE 3.3.19

LAND INVENTORY FOR POTENTIAL RESIDENTIAL DEVELOPMENT

TABLE A
UPPER-INCOME HOUSING
(Single-Family Detached >10,000 Square Feet)

LAND USE DESIGNATION	ZONING	VACANT PARCELS	POTENTIAL PARCELS	TOTAL PARCELS
Agricultural	A-E	2,233	19	2,252
	C-A	13	10	23
Open Space	A-E	665	57	722
	C-A	11	7	18
	C-O-S	352	321	673
	O-S	2,899	807	3,706
Rural	C-R	5	10	15
	R-A-2 ac. +	583	97	680
	R-E-2 ac. +	243	62	305
	R-O-2 ac. +	24	5	29
Urban/Existing Community	C-R-E/C-R-1 ac.	12	5	17
	C-R-P-D	11	0	11
	R-A	109	25	134
	R-B	42	233	275
	R-B-H	156	5	161
	R-E	898	1,466	2,364
	R-O	16	2	18
	R-1-10+	25	48	73
	R-P-D-1U to 3U	78	225	303
	S-P (SFE-0.15U to 2U)*	1	648	648
	S-P (SFT-2U to 5U)*		869	869
Total		8,376	4,921	13,297

TABLE B
MODERATE-INCOME HOUSING
(Single-Family Detached <10,000 Square Feet)

LAND USE DESIGNATION	ZONING	VACANT PARCELS	POTENTIAL PARCELS	TOTAL PARCELS
Urban/Existing Community	R-A	228	0	228
	R-E	418	0	418
	R-O	2	0	2
	R-1	144	122	266
	R-P-D-4U	8	82	90
	S-P (SFA-5U to 10U)*		519	519
	S-P (Attached-10U to 25U)*	1	240	240
	S-P (Affordable - 10-20U)**		169	169
	S-P (Affordable - 2nd DU)**		84	84
State/Federal Facility	CSUCI (SF Detached)***	1	175	175
Piru Redevelopment Area	R-1		30	30
Total		802	1,421	2,223

* Ahmanson Ranch Specific Plan - Market Rate Housing. Overall minimum density is 80%

** Ahmanson Ranch Affordable Housing Program specifically requires a minimum of 253 moderate income units with 30 year rental/resale restrictions to house project workers. Overall minimum density is 80%.

*** CSUCI Specific Reuse Plan requires re-sale price restrictions so as to be affordable to faculty and staff in the future.

FIGURE 3.3.19 (CONT.)

LAND INVENTORY FOR POTENTIAL RESIDENTIAL DEVELOPMENT

TABLE C
LOWER-INCOME HOUSING
(Multi-Family Attached >6 Units Per Acre)

VACANT & REDEVELOPMENT LAND			
LAND USE DESIGNATION	ZONING	VACANT PARCELS	POTENTIAL UNITS
Urban/Existing Community	R-P-D-6 U to 9 U	8	162
	R-2 (10 U)	61	70
	R-P-D-10 U to 15 U	4	22
	S-P (Affordable - 10-20 U)*	1	155
	S-P (Public Housing)*		100
	S-P (SRO-50 U)*		50
State/Federal Facility	CSUCI-Condos (10-20 U)**	1	365
	CSUCI-Apts. (20-30 U)		360
	CSUCI-Dorms (2000 students)		unknown
Piru Redevelopment Area	R-P-D-15 U		30
Total		67	1,152

SECOND DWELLING UNITS (PD permit)	ZONING	POTENTIAL UNITS
	All residential zones	1,490
	S-P(Ahmanson)*	216
Total		1,706

FARMWORKER DWELLINGS (Zone Clearance)	ZONING	POTENTIAL UNITS
	A-E->40ac.	510
	A-E->80ac.	180
Total		690
Total Lower-Income Housing		3,548

*Ahmanson Ranch Affordable Housing Program specifically requires a minimum of 236 low-income and 185 very-low income units with 30 year rental/resale restrictions to house project workers, plus up to 100 public housing units (VL & L). Overall minimum density is 80%.

**CSUCI Specific Reuse Plan requires re-sale price restrictions so as to be affordable to faculty and staff in the future.

3. Potential Second Dwelling Units

"Second dwelling units" (dwellings in addition to the principal dwelling) are an important type of housing that is suitable for "lower" income families. The County Zoning Ordinance Code allows (subject to a Planned Development Permit) one second dwelling unit per parcel that conforms to the minimum parcel size requirements of the zone in which it is located. Furthermore, if the proposed second dwelling unit otherwise meets the zoning standards (e.g., setbacks, size, parking), the only reasons for denying a permit for a second dwelling unit are the inability to provide adequate water supply/distribution facilities, sewage collection/treatment facilities, or road access/capacity.

Recent records indicate that from 1995 to 2000, 52 permits were issued for second dwelling units (approximately 10 per year). As an historical contrast, in the 1980s, prior to the requirement for a Planned Development permit, approximately 120 zone clearances per year were issued for the construction of second dwelling units.

A survey conducted in April of 2001 of owners of second dwelling units found that 55 percent of all second dwelling unit households did not pay rent since they were family members (parents or adult children) or caretakers for whom the use of the second dwelling unit was part of their compensation. It is believed that most of these households are low-or very low-income. Of the second dwellings that are rented, the rent ranged from \$600 to \$1,200 per month (median of \$886/mo.), and the household size ranged from one to three persons (average of 2.0 persons/household). When compared to the affordability ranges in the 1999 Annual Report, all second dwelling units are affordable to low- or very low-income households.

The APN land inventory study determined that there are 14,900 parcels that meet the minimum parcel size criteria. Conservatively assuming that 10 percent of these parcels would be suitable for second dwellings, the APN study concludes that there is a potential for 1,490 second dwellings.

In addition to the above, the Ahmanson Ranch Specific Plan is required to provide 300 second dwelling units. When these required 300 second dwelling units (216 lower-income and 84 moderate-income). When the required 216 lower-income second dwelling units are added to the above estimate of second dwelling units countywide, the total increases to 1,706 lower-income second dwelling units.

4. Potential Farmworker Housing

Another important type of housing that is suitable for "lower" income families is "farmworker housing". Per the Zoning Ordinance, farmworker housing must be occupied by a farmworker (and family) principally employed on the farm where the unit is located or an another farm owned by the same property owner. As such, it is believed that most farmworker housing units are not "rented," but are provided to the farmworker as part of overall compensation.

The County Zoning Ordinance Code, as amended in June, 1995, allows one farmworker dwelling "by right" (Zone Clearance) per the following criteria, not to exceed two farmworker dwellings per parcel:

- 40 acres of irrigated crops.
- 160 acres of dry-farmed crops.
- 320 acres of grazing land.
- 10,000 sq. ft. of greenhouse.
- 50,000 fowl.
- 10 brood mare stalls.
- 25 equine stalls.

Irrigated cropland is the predominant agricultural industry of Ventura County. The study calculated that at least 690 farmworker dwellings are permitted "by right" on lands designated "Agricultural" (irrigated farmland) by the General Plan Land Use Map. In addition, the County Zoning Ordinance allows additional farmworker dwellings in excess of the above criteria and "farm labor group quarters", subject to a Conditional Use Permit.

Farm labor group quarters are conditionally permitted in the AE and OS zones. The ideal parcel size for such facilities is between one acre and 10 acres (Karen Flock, Cabrillo Economic Development Corporation), and should be located in proximity to the place(s) of employment. Using this criteria, there are up to 542 parcels that could be potentially utilized for farm labor group quarters (see section 3.5.3 - Housing Constraints). The list of parcels is on file with the Planning Division.

5. Group Residential Care Facilities

As was discussed previously, group residential care facilities are an important type of housing for many handicapped/disabled, elderly, and persons in need of emergency or transitional shelter. The County zoning ordinance allows small residential care homes (six or fewer persons) by right in all residential zones. Larger residential care homes or group facilities are allowed in the R-A, R-E, R-1, R-2, R-P-D, C-O and C-P-D zones by conditional use permit.

According to Rick Pearson of Project Understanding, the ideal sized parcel of vacant land needed to construct a residential group care home is between one-half and one and one-half acres, and the facility should be located in an urban area with public transportation and public social services in close proximity. Using these criteria, the most ideal sites are located in the existing cities, unincorporated urban centers (e.g., Piru), or the larger existing communities (e.g., Ojai Valley, El Rio). Based on an inventory of private, vacant land in the unincorporated area, 67 parcels in the Ojai Valley, 21 parcels in El Rio, 8 parcels in Piru, and 6 parcels in Nyeland Acres meet these criteria (see Section 3.5.3 - Housing Constraints). The list of these parcels is on file with the Planning Division.

6. Surplus Government Property

Surplus properties owned by the County are another source of potential land that could be considered for disposition and development of housing. Based on a study conducted by the Chief Executive Office, there is only one County-owned property now available or expected to become available within the period January 1998 - July 2005,

which would be suitable for development of lower cost housing. That property is the 53-acre Lewis Road site, which currently contains Casa Pacifica (abused/neglected children), and Las Posadas and Villa Calleguas (mentally ill), and is planned to accommodate RAIN (homeless shelter). The Board of Supervisors has created a site utilization committee to explore additional opportunities to provide housing to special needs groups at the Lewis Road site.

3.3.5. HOUSING CONSTRAINTS

The purpose of this section is to discuss the constraints to housing development, including factors that affect the availability and affordability of housing in Ventura County.

1. Public Facility and Service Constraints

The potential number of dwelling units discussed in the preceding section is regarded as a theoretical maximum based on current zoning, and must be further assessed in light of existing public facility and service constraints. There are three types of public facilities/services that are critical for development of residential dwellings: domestic water supply/distribution, sewage collection/treatment, and road access/capacity. Figure 3.3.18 is a map depicting the areas subject to public facility and service constraints. Figure 3.3.20, Tables A and B, indicates the effect of public facility constraints on residential development potential in the unincorporated County. Other types of public facilities and services (e.g., public utilities, flood control, law enforcement, fire protection, education, recreation) are important, but do not serve as major impediments to development in Ventura County.

- Domestic Water Constraints

Domestic water supply/distribution facilities are generally provided by: 1) individual property owners using private wells, or 2) water purveyors (e.g., water companies, special districts, cities) using well water, surface water and/or water imported to Ventura County by a water wholesaler.

Generally, areas that are served with imported water do not have a water supply constraint, but areas that are served exclusively with well water could have a constraint if the underlying aquifer is in a state of overdraft or is in hydrologic continuity with an aquifer in a state of overdraft (see Resources Appendix). Although the water resource policies of the General Plan - Goals, Policies and Programs prohibit discretionary development adverse impacts to overdrafted aquifers, the purchase of imported water to replace the groundwater taken has routinely been used to mitigate this impact.

Nonetheless, the Santa Monica Mountains is one Open Space-designated area that does not have access to imported water or sufficient ground or surface water (see Figure 3.3.18). The Santa Monica Mountains consist of fractured bedrock and, although ground water sources can frequently be found, the ability to provide a reliable supply of water is extremely limited. The number of "constrained" existing and potential parcels in the Santa Monica Mountains area is summarized in Figure 3.3.20.

- Sewage Collection/Treatment Constraints

Sewage collection/treatment is provided by community sewer systems, on-site sewage treatment plants, or individual sewage disposal systems (septic leach fields, seepage pits, or mound or subsurface filtration systems).

FIGURE 3.3.20

TABLE A
PUBLIC FACILITY CONSTRAINTS TO RESIDENTIAL DEVELOPMENT

CONSTRAINT	# of Constrained Upper-Income Parcels/DUs	# of Constrained Moderate- Income Parcels/DUs	# of Constrained Lower-Income Parcels/DUs
WATER SUPPLY CONSTRAINTS			
Open Space - Santa Monica Mountains (OS, COS)	410		
SEWAGE SYSTEM CONSTRAINTS			
Vacant and Potential Parcels/Dus in El Rio/Del Norte Area	130	10	0
Potential Parcels in Santa Rosa Valley Area	160	0	0
TRAFFIC POLICY CONSTRAINTS:			
Ojai Valley (Hwy 33)	460	0	80
Las Posas Valley (Hwy 118)	240	0	0
Total Constrained Parcels/Units	1,400	10	80

Note: all numbers are rounded to the nearest ten parcels/DUs.

TABLE B
NET UNCONSTRAINED RESIDENTIAL DEVELOPMENT POTENTIAL

NET ADDITIONAL DWELLINGS BY INCOME CATEGORY	Upper-Income Parcels/DUs	Moderate-Income Parcels/Dus	Lower-Income Parcels/DUs
Potential Parcels/Units (from Figure 3.3.19, Tables A, B, and C)	13,297	2,223	3,548
Constrained Parcels/Units (from Figure 3.3.20, Table A)	-1,400	-10	-80
Net Potential Parcels/Units	11,897	2,213	3,468

TABLE C
COMPARISON OF HOUSING NEED TO DEVELOPMENT POTENTIAL

Housing Construction Need (Jan. 1998 to Jul. 2005)	690	334	654
Housing Constructed in 1998 and 1999	-184	-108	-175
Net Housing Construction Need (Jan. 2000 to Jul. 2005)	506	226	479
Net Potential Parcels/Units (from Figure 3.3.20, Table B)	11,897	2,213	3,468
Ratio of Net Potential Parcels/Dus to Net Need	23 to 1	10 to 1	7 to 1

Community sewer systems currently serve the unincorporated Urban centers (i.e., Ahmanson Ranch, Oak Park, Piru) and portions of many Existing Communities (i.e., Bell Canyon, Camarillo Heights, Kelly Estates, Lake Sherwood, Las Posas Estates, Montalvo, North Coast, Nyeland Acres, North Ventura Avenue, Ojai Valley, Santa Susanna Knolls, Saticoy, Ventu Park). Those Existing Communities that do not have sewer systems are mostly built-out or contain zoning that does not allow further subdivisions. Therefore, lack of sewers in the Urban and Existing Community areas of Ventura County does not pose an added constraint.

On-site sewage treatment plants are allowed by Conditional Use Permit in all zones. However, on-site sewage treatment plants are expensive to construct and operate, making them infeasible for most low-density residential projects. Nonetheless, projects for farm labor group quarters in the AE or OS zones could utilize on-site sewage treatment plants.

Individual sewage disposal systems (ISDS) are the only feasible type of facility that can be used for low-density residential development in most Agricultural, Open Space and Rural designated areas. ISDS are governed by the standards of the Los Angeles Regional Water Quality Control Board's (RWQCB) Basin 4A Plan and the Ventura County Environmental Health Division's sewer policy and Public Works Agency ground water quality policies. In addition, all septic systems must conform to the Plumbing Code. Generally, because of the area requirements for ISDS, construction of a dwelling on a parcel of less than 10,000 square feet requires sewers.

Due to existing nitrate contamination of groundwater, the RWQCB has adopted a policy that would, if approved by the State Water Resources Board, prohibit septic systems in the El Rio/Del Norte area (see Figure 3.3.18) and require sewers within five years.

In addition, the RWQCB requires that all proposed septic systems on new parcels of less than five acres in area demonstrate that ground water will not be adversely affected by nitrates. The Santa Rosa Valley (see Figure 3.3.18) is located over an aquifer that contains high levels of nitrates and the Public Works Agency has determined that 2.875 acres is the minimum parcel size necessary to prevent nitrate impacts from septic systems in the Santa Rosa Valley.

The number of existing and potential parcels/dwellings that are adversely affected by the above septic system limitations is summarized in Figure 3.3.20, Table A. In addition, because of the lack of sewers in the El Rio area, residential group care facilities would not be feasible in that area unless sewers are extended from the City of Oxnard.

- Road Access and Traffic Impact Constraints

Private or public roads can provide road access to residential development. Private roads are subject to the requirements of the County Fire Protection District and public roads are subject to the requirements of either the County Public Works Agency (County roads) or Caltrans (State or Federal highways).

Although some Open Space designated parcels are located in areas of steep topography which makes road access expensive to construct, most parcels have access rights through recorded or prescriptive road easements. Also, the subdivision of land in High Fire Hazard Areas can often be problematical because of existing substandard roads and the secondary access road requirements of the Fire Protection District. Most unincorporated Urban centers and Existing Communities are not within High Fire Hazard Areas nor have significant access limitations. The Existing Community areas that do not currently have sufficient access are portions of Lake Sherwood, Matalija Canyon, Santa Susanna Knolls, and Ventu Park. Generally, the existing zoning in these areas does not allow further subdivisions. Therefore, inadequate road access in these areas does not pose an additional constraint.

State law requires that local General Plans be internally consistent and that the transportation element be correlated with the land use element. As such, the County General Plan - Goals, Policies and Programs contains policies that require discretionary development projects to be evaluated for project and cumulative traffic impacts on public roads. Each project is evaluated for its impact on all roads that would be used by the project. If a project is determined to cause the "level of service" (LOS) of public road to fall below the prescribed LOS, or would add traffic to a road that is currently operating below the prescribed LOS, the project must be denied or mitigation adopted. Mitigation may involve either reducing the project's traffic so that the impact would not occur, or a full funding commitment and a construction schedule that would widen the impacted road within a "reasonable" period of time.

There are three areas of the County that contain public roads (highways) that were operating at a less than acceptable LOS in 1999 (see location as depicted on Figure 3.3.18 and Figure 3.3.20, Table A, for the parcels/dwelling units constrained by traffic):

- o Ojai Valley east of the Ventura River (Hwy. 33 between Casitas Springs and Ojai).
- o Las Posas Valley (Hwy. 118 between Somis and Moorpark).
- o El Rio/Nyeland Acres (Hwy. 101 between Camarillo and Oxnard).

Since there currently isn't a full funding commitment to widen these highways, the General Plan transportation policies prohibit the approval of discretionary residential projects in those areas where project traffic would use the affected highway.

The potential residential parcels/dwelling units that would be adversely affected by the transportation policies are summarized in Figure 3.3.20, Table A. Since the El Rio area is constrained by septic system limitations, as previously discussed, there would be no additional potential units that may affected by the transportation policies in that area.

- Effect of Public Facility and Service Constraints on Potential Dwelling Units by Income Category

As indicated in Figure 3.3.20, Table B, the cumulative effect of public facility and service constraints on residential land reduces the total potential dwellings

suitable for “upper” income families to 11,897 units, “moderate” income families to 2,213 units, and “lower” income families to 3,468 units. Even with these constraints, there appears to be a sufficient amount of residentially zoned land to meet the County’s housing construction need for the 7.5-year planning period as determined by SCAG (Table C). Nonetheless, the County should explore ways to increase opportunities for lower-income and special needs housing by the following means:

- As Area Plans are updated, rezone suitable properties in Urban and Existing Communities for higher density multi-family housing [policy 3.3.2-4(1)].
- Amend the General Plan traffic policies to exempt lower-income housing [program 3.3.3-5(12)].
- Amend the Zoning Ordinance to reduce permit processing time and expense for second dwelling units [program 3.3.3-5(13)].
- Amend the Zoning Ordinance and prepare a preliminary site evaluation to facilitate farm labor and farmworker housing [program 3.3.3-5(14)].

2. County and City Policies/Ordinances Limiting Residential Development

Local governments can affect the availability and, therefore, the cost of housing through land use controls. The policies that represent constraints to residential development in Ventura County are listed below:

SOAR Ordinances - In 1995, the voters within the City of Ventura passed an initiative that requires an affirmative vote of the electorate for any General Plan amendment affecting Agricultural designated land. In late-1998 and early 1999, the voters or the city council of the cities of Camarillo, Moorpark, Oxnard, Simi Valley and Thousand Oaks, as well as the unincorporated area of the County, approved similar initiatives/ordinances. The City of Santa Paula followed suit in 2000. These initiatives and ordinances became collectively known as Save Open-space and Agricultural Resources (SOAR) ordinances.

The cities’ SOAR ordinances establish urban boundaries around each city, outside of which urban development can occur only with voter approval. Most of the city SOAR ordinances remain in effect until 2020. Ventura’s ordinance is in effect until 2025 and Thousand Oak’s ordinance is in effect until 2030.

The County’s SOAR ordinance requires, with limited exceptions, that any change to the County General Plan involving the “Agricultural,” “Open Space,” or “Rural,” land use designations, or an amendment to a General Plan goal or policy related to those land use designations, be subject to countywide voter approval. The County’s SOAR ordinance will remain in effect until January 1, 2020, unless repealed or modified by the Countywide electorate.

The SOAR ordinances inhibit the re-designation of properties in the unincorporated area that are designated “Agricultural,” “Open Space,” or “Rural” for purposes of accommodating additional lower or moderate-income housing or increasing employment generating land uses. Because the preponderance of land in the unincorporated area is so designated, the action of the voters in the unincorporated

area operates as a constraint to future urban development, through 2020. Nonetheless, even with the SOAR ordinance in effect, there is sufficient residentially-zoned land to meet the County's housing needs until well past 2005.

The Guidelines for Orderly Development - These Guidelines have been adopted by the County, the cities, and LAFCO, and provide that urban growth will occur, whenever and wherever practical, within incorporated cities rather than in the unincorporated area. Moreover, applicants for land use permits or entitlements for urban uses within a city's Sphere of Influence are encouraged to apply to the city and are discouraged from applying to the County. Urban residential development can occur, therefore, only within cities or in unincorporated areas which are designated Urban (urban centers within their own Area of Interest) or Existing Communities.

Greenbelt Agreements - Greenbelts are agreements between the County of Ventura and a city or cities to limit annexations and development within specified areas. There are seven existing greenbelts in the County that affect approximately 155,300 acres of unincorporated agriculture and open space lands. These Greenbelt agreements, for the most part, encompass land that is currently outside of the cities' Sphere of Influence and SOAR boundaries.

Clean Air Ordinance for the Ojai Valley - Development restrictions are placed on land within the Ojai Valley area through the Clean Air Ordinance for the Ojai Valley, which is designed to protect the public health. The Clean Air Ordinance was adopted in 1982 to assist in the implementation of the Air Quality Management Plan (AQMP). AQMP's are required of all jurisdictions in the United States that do not meet Federal air quality standards.

The Clean Air Ordinance requires that the Board of Supervisors conduct a public hearing each year for the purpose of reviewing the effectiveness of the Ordinance. According to the Annual Report for 1998, the maximum permissible number of dwelling units in the Ojai Valley is 11,956; of which 11,543 have been built or for which unexpired building permits have been issued. At the present time, therefore, there is no constraint to builders in the Ojai Valley due to the provisions of the Clean Air Ordinance.

3. Governmental Fees and Exactions

Since the passage of Proposition 13 in 1978, local governments have been unable to adequately finance public services and capital expenditures that they traditionally provided for their community's development. This has resulted in a shift of permit processing and infrastructure responsibility to the private sector. Since 1978, there has been a steady increase in permit processing and infrastructure fees throughout California for permit processing, roads, schools, parks, sewers, flood control, etc.

The following permit fees and infrastructure-related fees are charged to developers or builders for new residential developments:

- **Planning Permit Processing Fees** - The County Planning Division collects fees that are intended to defray the costs of permit processing, environmental document preparation, public hearings, and condition compliance. As seen in Figure 3.3.23, in most instances, single-family detached dwellings may be approved by a simple Zone Clearance (\$40 - \$60) in all but commercial and industrial zones, when they meet the basic development standards.

Since discretionary-permit-processing fees for Ventura County are based on actual staff processing time, the amount of time necessary for permit processing can directly affect cost to the developer. Processing time can also affect the cost to the developer because of the financial costs (loan interest) associated with "holding" the land. Figure 3.3.21 shows the steps a discretionary project generally goes through in processing by the County of Ventura and Figure 3.3.22 is a chart showing the discretionary permit processing timeframes for the County of Ventura compared with the State's legal requirements. As can be seen, Ventura County's permit processing time frames meet or exceed the State's standards. Figure 3.3.23 depicts the Ventura County Planning Division processing fee schedule for residential development.

- **Building Permit Fees** - These fees cover all the required inspections by the Building and Safety Division of the foundation, framing, plumbing, wiring, etc., and the issuance of Certificate of Occupancy which verifies that the dwelling has met all applicable Building and Safety requirements and Codes. Building Permit fees typically represent about 1.2 percent of the total valuation of new single-family dwelling construction (e.g., $\pm$ \$3,000 for a \$250,000 home).
- **Sanitation Fees** - For those dwellings that utilize a septic system, these County fees cover plan review and system certification/inspection to assure that it functions properly. If a conventional septic system is utilized the fees would be \$816. If an alternative system is utilized the fees could be as high as \$1,840.

For a unit that is connected to a sewer system, the applicable sanitary district fee is placed in a special fund used to provide additional capital improvements for sanitation service. The County has no control over these fees.

- **Water Service Fees** - This is a one time hook-up fee for the dwelling unit imposed by the water district or purveyor. The fee is used to construct trunk lines to provide water into the area, or, if the lines are already installed, to retire improvement bonds which were used to construct the lines. If the bonds have been retired and the system installed, the fee is applied to maintenance of trunk line(s). The County has no control over these fees.
- **Flood Control District Fee** - This fee is assessed on a per dwelling basis to provide for improvements to flood control facilities or structures on a regional basis. These funds are placed in a Flood Control District general fund and, when enough money has accumulated, the improvements are made. Alternatively, this fee may be used for operation and maintenance purposes of existing flood control facilities. As an example, in 1999 the fee was \$535 for a \$250,000 home.
- **Traffic Impact Fee** - This County fee is a method of assessing, on a project-by-project basis, the "fair share" portion of the cost of projected road improvements in the County unincorporated area. The fee is collected pursuant to an ordinance adopted by the Board of Supervisors in 1995 and affects all development projects in the unincorporated area that increase traffic (\$1,611 per dwelling).

If the project is in the Area of Interest of a city where there is a reciprocal traffic mitigation agreement in effect, an additional fee to compensate for the impact on city streets is required. Where there is a reciprocal traffic mitigation agreement in effect, projects located within cities are required to pay the County fee as well. In 1999, the County had reciprocal agreements with the cities of Agoura Hills, Camarillo, and Oxnard.

FIGURE 3.3.21

County of Ventura • Planning Division Discretionary Permit Process Steps

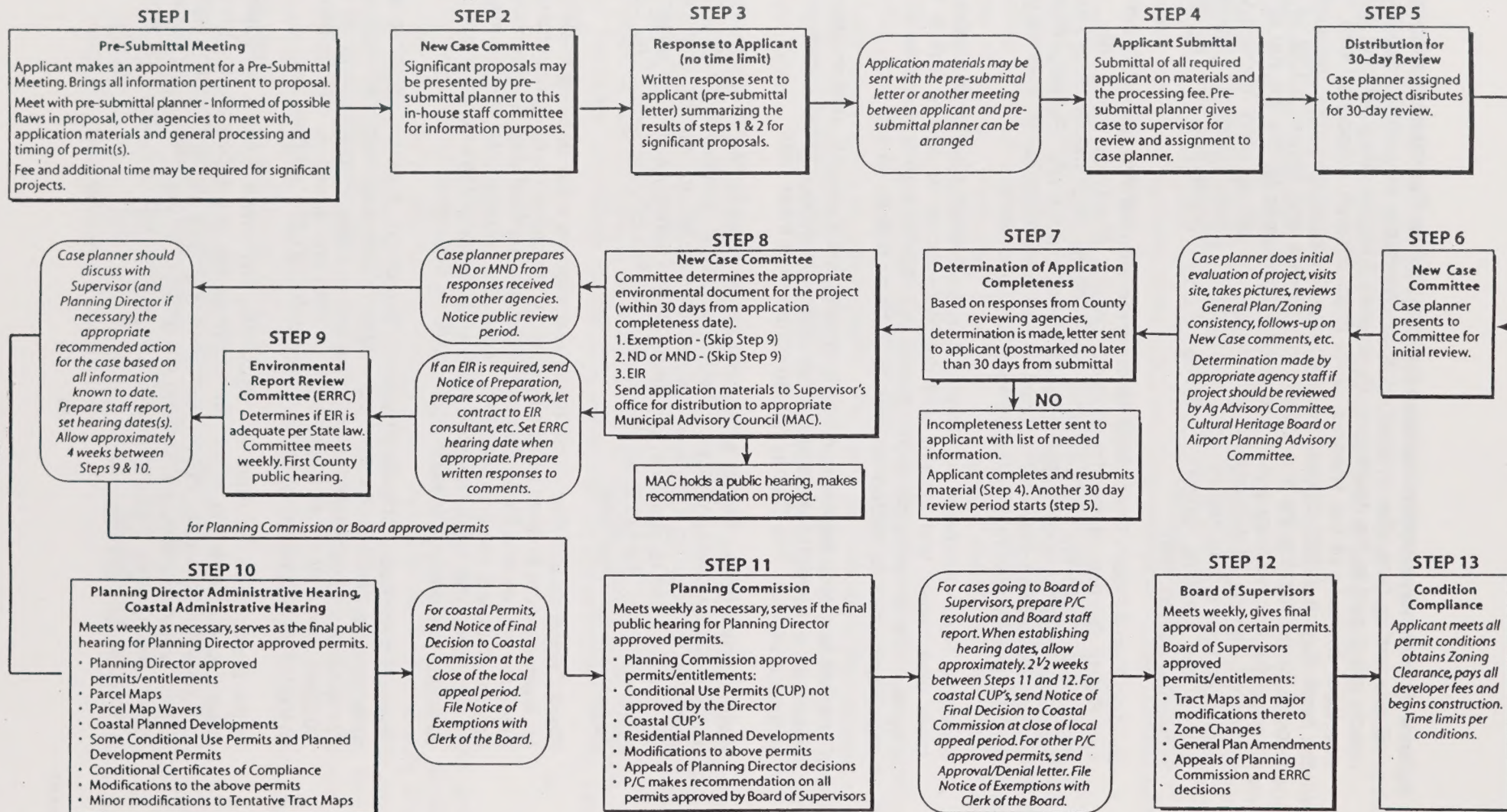


FIGURE 3.3.22

DISCRETIONARY PERMIT PROCESSING TIMEFRAMES

The timeframes listed below are for a Planning Director-approved discretionary land use permit (Conditional Use Permit [CUP] or Planned Development Permit [PD] with a Negative or Mitigated Negative Declaration [ND or MND].

APPLICATION ACTION	STATE LAW REQUIREMENTS	COUNTY PLANNING PRACTICE
Application Submittal	30 days maximum for review	30 day review
Determination of Environmental Document (ND or MND)	Max 30 days from application completeness	1-3 weeks from application completeness
Preparation of Document	Max 180 days for preparation, review and action on the Document	2-3 weeks for Document preparation
Legal Notice of Document Review		Customarily 15 days prior to the beginning of the Document review period; usually incorporated into step above
Public Review of Document	20 days (30 days if review by a state agency is required)	20 days (30 days if review by a state agency is required)
Response to Comments		Varies depending on the number of comments received
Public Hearing on Project and certification of Document	180 days from determination of Document	No sooner than 10 days from the date of the last written response to comments. If the public hearing was not "legaled" as part of the legal notice for Document review, allow 15 days

NOTES:

Any appeal of an approved project must be filed within 10 calendar days of approval. Appeals to the Planning Commission are customarily heard within 4 to 6 weeks. Appeal of the Planning Commission's action to the Board of Supervisors utilizes the same appeal timeframes.

FIGURE 3.3.23

FEE SCHEDULE FOR RESIDENTIAL PERMITS
VENTURA COUNTY

<u>PERMIT</u>	<u>APPROVING BODY/FEE</u>	
<u>ZONING</u>		
<u>CLEARANCE</u>		
New Residential Units	\$40 plus \$3.00 per additional lot/unit (non-refundable)	
New Residential Units (Ojai Valley)	\$60 plus \$3.00 per additional lot/unit (non-refundable)	
Use Inauguration	\$140 (non-refundable)	
<u>PLANNED DEVELOPMENT PERMITS</u>		
	<u>Planning Director</u>	<u>Planning Commission or Board of Supervisors</u>
Residential	\$770 deposit	\$1,500 plus \$5/unit deposit
<u>CONDITIONAL USE PERMIT</u>		
Residential and Accessory Uses	\$635 deposit	\$1,050 deposit
Mobile Home Park	N/A	\$1,265 deposit

- Local Park Fee - Developers of residential tracts, in lieu of land dedication, pay this fee to the local park district or County GSA to provide local public park land. This fee is usually paid at time of tract recordation, not building permit.
- School Facilities Fee(s) - This fee is collected by the school district to provide adequate temporary facilities for school aged children within the residential project to alleviate conditions of overcrowding in the local schools. These fees are established and collected by the affected school district(s) in accordance with the maximum rates established by State law. These fees can amount to approximately \$14,000 per dwelling (5.6% of a \$250,000 home). The County has no control over these fees.
- Fire Protection District Fees - The Fire Protection District imposes a capital improvement fee and an administration fee, which are collected by the County Building and Safety Division at the time of building permit.
- Other Governmental Fees - The County Building and Safety Division is also responsible for collecting several special fees at the time of building permit. These include State seismic safety fee and a Sheriff Department fee.

In July of 2000, the County Building and Safety Division collected information regarding governmental permit fees for representative samples of residential construction. It was found that in one typical case, the total governmental fees amounted to \$19,288 for a home valued at \$251,000, excluding sanitation, water and park fees. Of these governmental fees, approximately 71 percent was for school facilities, 16 percent was for building permit, 8 percent was for traffic mitigation, 3 percent was for drainage fees, and 1.3 percent was for Fire Protection District, and 0.7 percent was for other governmental fees.

4. Governmental Development Standards

State and local development standards are established to protect public health, safety and welfare. When development standards are excessive, however, they can result in higher building costs to the developer and be viewed as a constraint to building affordable housing.

Figure 3.3.24 depicts, by zoning designation, what the Ventura County development standards are for all but the commercial and industrial zones, including height and setback restrictions, and shows the requirements for parking standards that are applied to residential development.

The above development standards are very similar to those imposed by other cities and counties in California. With regard to parking standards, however, Ventura County only requires the off-street parking to be "covered" (carport), but most cities and urban counties require garages. This one difference can reduce the cost of housing by \$7,000 to \$12,000 per dwelling unit.

On the whole, it would appear that Ventura County's development standards are less stringent than other local jurisdictions.

FIGURE 3.3.24

DEVELOPMENT AND PARKING STANDARDS FOR RESIDENTIAL ZONES

SPECIFIC DEVELOPMENT STANDARDS BY ZONE - The following tables indicate the lot area, setback, height and building coverage standards which apply to individual lots in the zones specified. Reduced minimum development standards may be available for qualified lower income/senior housing developments in the R-1, R-2 and R-P-D zones.

TABLE A
Development Standards for Uses and Structures in O-S, A-E, and "R" Zones

Zone	Minimum Lot Area	Maximum Percentage of Building Coverage	Required Minimum Setback				Maximum Structure Height		
			Front	Side		Rear	Principal Structure	Exceptions (Main Structure)	Accessory Structure
				Interior & Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side				
O-S	10 acres	As Determined by the General Plan or Applicable Area Plan	20'	10'	20'	15'	25'	Height may be increased above 25' (to maximum 35') if each side yard is at least 15' or as specified by permit	15', except as provided for accessory structures
A-E	40 acres								
R-A	One acre			5'	10'				
R-E	10,000 sq. ft.								
R-O	20,000 sq. ft.								
R-1	6,000 sq. ft.		20'						
R-2	7,000 sq. ft. (1)								
R-P-D	As specified by zone suffix(2)	As specified by permit				35'	As specified by permit		

(1) Minimum lot area per dwelling unit: 3,500 square feet.

(2) Minimum density = 80% of zone suffix (e.g., x number of du's per acre); Maximum density = as specified by zone suffix, not to exceed 30 dwelling units per acre.

TABLE B
Parking Standards

RESIDENTIAL USES	
Single-Family Dwelling Units, Including Caretaker Dwellings:	2 covered spaces for 1-4 bedrooms. 3 covered spaces for 5 bedrooms. 4 covered spaces for 6-7 bedrooms. 5 covered spaces for 8 or more bedrooms.
Second Dwellings and Farmworker dwellings:	1 uncovered space.
Multi-family Residential	
Studio-type dwelling:	1 covered space per dwelling unit.
One-bedroom dwelling in a multi-family building:	1 1/4 covered spaces per dwelling unit.
Lower income or senior household multi-family rental units:	[Reduced Requirements]
Visitor parking in R-P-D Zone:	[Special Requirements]
Mobilehome Parks	
Resident parking:	2 spaces per unit, one of which must be covered.
Visitor parking (required if internal streets are less than 32 feet wide):	1 space for each 4 units.

5. Non-governmental Constraints

Non-governmental constraints to development of affordable housing include costs related to the market price of raw land, land improvements (e.g., grading), construction materials and labor, and sales and finance. Local government has only a limited ability to influence these factors.

The market price of land is based upon the desirability of the area, proximity to the regional job market, the overall availability of housing and land for residential development, and physical constraints (e.g., steep slopes). Ventura County, being a coastal county and possessing other natural attributes and well planned communities, is a very desirable place to live. Although the County and the cities within Ventura County can affect the demand for housing caused by the growth of employment-generating land uses, the Los Angeles metropolitan job market is the primary factor affecting the regional demand for housing. Sections 3.3.2 and 3.3.3 discuss the current availability of housing and Section 3.3.4 discusses the land available for residential development.

The County has no control or effect over construction materials and labor, and sales and finance costs, and only a minor effect on land improvement costs due to locally adopted grading standards.

3.3.6 FEDERAL, STATE AND LOCAL HOUSING PROGRAMS

Section 65583 of the Government Code requires that the Housing Element, "...shall identify and consider the use of all federal, state, and local financing and subsidy programs...." The following housing programs are available in Ventura County:

1. Federal Housing Programs

The U.S. Department of Housing and Urban Development (HUD) distributes funding to two separate Entitlement Areas in Ventura County. The City of San Buenaventura comprises one Entitlement City/Area, and the cities of Fillmore, Santa Paula, Ojai, Port Hueneme, and Moorpark and the unincorporated area of the County comprise the Urban County Entitlement Area. Under the Urban County entitlement process, the County of Ventura is the legal grantee of HUD funds, though under the cooperative approach to CDBG administration, relative autonomy for each participating city is assured, with decision-making power resting with City Councils and the County Board of Supervisors.

The Federal Housing Programs utilized as funding sources in the unincorporated area of Ventura County are listed below. Details of the specific County programs that are maintained through these funding sources are included in Figure 3.3.25. Also included in Figure 3.3.25 is information regarding County program objectives, responsible agency, and implementation status, as well as annual and reporting period (2000-2005) goals for each of the funding sources. Figure 3.3.26 is a matrix that indicates which funding programs advance Housing Section Programs. Detailed information regarding funding goals for the period 2000-2005, as well as specific projects funded for 2000-2001, is contained in Ventura County's 2000 Consolidated Plan.

FIGURE 3.3.25

COUNTY OF VENTURA HOUSING PROGRAMS

FEDERALLY FUNDED PROGRAMS

COUNTY HOMELESS ASSISTANCE PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
ASSIST HOMELESS PERSONS AND FAMILIES OBTAIN EMERGENCY SHELTER	60 PERSONS	300 PERSONS
ASSIST HOMELESS PERSONS AND HOUSEHOLDS WITH CASE MANAGEMENT	1,800 PERSONS	9,000 PERSONS
SUPPORT DEVELOPMENT OF TRANSITIONAL HOUSING FOR HOMELESS INDIVIDUALS OR FAMILIES	6 UNITS	30 UNITS
RESPONSIBLE AGENCY	HEALTH SERVICES AGENCY, CEO'S OFFICE OF REGIONAL DEVELOPMENT	
FUNDING SOURCE	CDBG, ESG	
2000-2001 FUNDING AMOUNT	\$72,700	
2000-2005 ESTIMATED FUNDING	\$360,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

COUNTY MENTALLY ILL HOUSING PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
ASSIST MENTALLY ILL PERSONS TO OBTAIN EMERGENCY SHELTER	400 PERSONS	2,000 PERSONS
RESPONSIBLE AGENCY	HEALTH SERVICES AGENCY - BEHAVIORAL HEALTH, CEO'S OFFICE OF REGIONAL DEVELOPMENT	
FUNDING SOURCE	CDBG, ESG	
2000-2001 FUNDING AMOUNT	\$72,700	
2000-2005 ESTIMATED FUNDING	\$350,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	
DEVELOP A VARIETY OF HOUSING OPTIONS FOR MENTALLY ILL POPULATION - SINGLE ROOM OCCUPANCY - HILLMONT	34 PERSONS	
RESPONSIBLE AGENCY	MANY MANSIONS/COUNTY BEHAVIORAL HEALTH	
FUNDING SOURCE	CDBG, HOME	
2000-2001 FUNDING AMOUNT	\$835,000	
2000-2005 ESTIMATED FUNDING		
IMPLEMENTATION STATUS	IN PROGRESS; EXPECTED COMPLETION JUNE, 2002	
DEVELOP A VARIETY OF HOUSING OPTIONS FOR MENTALLY ILL POPULATION - WOOLEY HOUSE	7 UNITS	
RESPONSIBLE AGENCY	TURNING POINT	
FUNDING SOURCE	CDBG	
2000-2001 FUNDING AMOUNT	\$54,000	
2000-2005 ESTIMATED FUNDING		
IMPLEMENTATION STATUS	IN PROGRESS; EXPECTED COMPLETION JUNE 2001	

FIGURE 3.3.25 (Cont'd.)

FEDERALLY FUNDED PROGRAMS

COUNTY HOUSING PRESERVATION/REHABILITATION PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
RETAIN EXISTING HOUSING STOCK THROUGH GRANTS/LOANS TO LOW- AND MODERATE-INCOME OWNER-OCCUPANTS	40 UNITS	200 UNITS
FACILITATE AVAILABILITY OF AFFORDABLE RENTAL UNITS TO EXTREMELY LOW- AND LOW-INCOME HOUSEHOLDS	4 HOUSEHOLDS	20 HOUSEHOLDS
TO ENCOURAGE IMPROVEMENT OF SUBSTANDARD HOUSING STOCK THROUGH THE CODE ENFORCEMENT PROGRAM	175 CASES	875 CASES
RESPONSIBLE AGENCY	CEO'S OFFICE OF REGIONAL DEVELOPMENT	
FUNDING SOURCE	CDBG	
2000-2001 FUNDING AMOUNT	\$20,000	
2000-2005 ESTIMATED FUNDING	\$100,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

COUNTY EVICTION PREVENTION PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
PROVIDE AT-RISK HOMELESS INDIVIDUALS WITH EVICTION PREVENTION ASSISTANCE	100 PERSONS	500 PERSONS
RESPONSIBLE AGENCY	PROJECT UNDERSTANDING	
FUNDING SOURCE	ESG	
2000-2001 FUNDING AMOUNT	\$13,000	
2000-2005 ESTIMATED FUNDING	\$65,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

COUNTY MOBILEHOME PARK IMPROVEMENT PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
DEVELOP A MOBILEHOME PARK IMPROVEMENT PROGRAM FOR BOARD CONSIDERATION TO PRESERVE EXISTING HOUSING STOCK THROUGH REHABILITATION GRANTS/LOANS TO OWNER-OCCUPANTS; FACILITATE AVAILABILITY OF AFFORDABLE RENTAL UNITS FOR EXTREMELY LOW- AND LOW-INCOME HOUSEHOLDS	-0- UNITS (PROGRAM DEVELOPMENT)	500 PERSONS
RESPONSIBLE AGENCY	CEO'S OFFICE OF REGIONAL DEVELOPMENT	
FUNDING SOURCE	HOME	
2000-2001 FUNDING AMOUNT	\$31,825	
2000-2005 ESTIMATED FUNDING		
IMPLEMENTATION STATUS	EXPECTED COMPLETION JUNE 2001	

FIGURE 3.3.25 (Cont'd.)

FEDERALLY FUNDED PROGRAMS

HOMEBUYER ASSISTANCE PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
INCREASE THE POTENTIAL FOR HOMEOWNERSHIP AMONG FIRST-TIME AND/OR LOW- AND MODERATE-INCOME HOMEBUYERS	100 PERSONS	500 PERSONS
RESPONSIBLE AGENCY	CEO'S OFFICE OF REGIONAL DEVELOPMENT	
FUNDING SOURCE	HOME	
2000-2001 FUNDING AMOUNT	\$100,000	
2000-2005 ESTIMATED FUNDING	\$500,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

NEW CONSTRUCTION PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
TO EXPAND OR INCREASE AVAILABLE AFFORDABLE HOUSING STOCK FOR RENTERS AND OWNERS BY PROMOTING OR ASSISTING IN THE CONSTRUCTION OF AFFORDABLE HOUSING. THE COUNTY OFTEN PROVIDES ASSISTANCE IN PROJECTS IN OTHER COMMUNITIES, THEREFORE, OF THE 110 UNITS PROJECTED FOR 2000-2005, 84 ARE ALSO COUNTED IN OTHER JURISDICTIONS	22 UNITS	110 UNITS
RESPONSIBLE AGENCY	CEO'S OFFICE OF REGIONAL DEVELOPMENT	
FUNDING SOURCE	HOME, CDBG	
2000-2001 FUNDING AMOUNT	\$400,000	
2000-2005 ESTIMATED FUNDING	\$2,000,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

RENTAL ASSISTANCE PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
PROVIDE SECURITY DEPOSIT, UTILITY HOOK-UP FEES AND OTHER ONE-TIME EXPENSES FOR LOW-INCOME HOUSEHOLDS RELOCATING TO RENTAL HOUSING (CONTRACT WITH RAIN PROJECT)	5 HHDS	20 HHDS
RESPONSIBLE AGENCY	CEO'S OFFICE OF REGIONAL DEVELOPMENT	
FUNDING SOURCE	HOME	
2000-2001 FUNDING AMOUNT	\$40,000	
2000-2005 ESTIMATED FUNDING	\$100,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

FIGURE 3.3.25 (Cont'd.)

FEDERALLY FUNDED PROGRAMS

FAIR HOUSING PROGRAM		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
CONTINUE TO RESPOND TO COMPLAINTS WITHIN THE ENTITLEMENT AREA AND THE CITY OF CAMARILLO ALLEGING DISCRIMINATION IN HOUSING MATTERS AND EXPAND THE PROGRAM TO PROVIDE PUBLIC OUTREACH AS AN IMPORTANT COMPONENT IN ACHIEVING FAIR HOUSING. OBJECTIVES PURSUED UNDER JPA. FUNDING ESTIMATE FOR THE REPORTING PERIOD MAY CHANGE DEPENDING UPON THE SELECTION OF A NEW PROVIDER.	100 HHDS	500 HHDS
RESPONSIBLE AGENCY	CEO OFFICE OF REGIONAL DEVELOPMENT (JPA)	
FUNDING SOURCE	CDBG	
2000-2001 FUNDING AMOUNT	\$7,000 (UNINCORPORATED COUNTY CONTRIBUTION)	
2000-2005 ESTIMATED FUNDING	\$35,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

FIGURE 3.3.25 (End)

LOCALLY FUNDED PROGRAMS

MORTGAGE ASSISTANCE PROGRAMS		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
THE MORTGAGE CREDIT CERTIFICATE PROGRAM ENABLES FIRST-TIME HOME BUYERS TO QUALIFY FOR A HIGHER LOAN AMOUNT AND TAKE A FEDERAL INCOME TAX CREDIT OF 15% OF THE ANNUAL INTEREST PAID ON THE MORTGAGE, THUS INCREASING THE BUYER'S NET EARNINGS	3 HHDS	15 HHDS
RESPONSIBLE AGENCY	CEO OFFICE OF REGIONAL DEVELOPMENT	
FUNDING SOURCE	CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE	
2000-2001 FUNDING AMOUNT	\$7,966,134	
2000-2005 ESTIMATED FUNDING	CANNOT BE DETERMINED AT THIS TIME	
IMPLEMENTATION STATUS	ONGOING PROGRAM	
THE VENTURA CITIES MORTGAGE FINANCE AUTHORITY, IN WHICH THE COUNTY PARTICIPATES, PROVIDES A FORGIVABLE L LOAN OF UP TO 4% OF THE DOWN PAYMENT/CLOSING COSTS ASSISTANCE TO QUALIFIED BUYERS, ALONG WITH 96% FIRST MORTGAGE FINANCING	3 HHDS	15 HHDS
RESPONSIBLE AGENCY	AREA HOUSING AUTHORITY	
FUNDING SOURCE	BOND FINANCING	
2000-2001 FUNDING AMOUNT	RENEWABLE POOL OF FUNDS; UNDETERMINED	
2000-2005 ESTIMATED FUNDING	CANNOT BE DETERMINED AT THIS TIME	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

PIRU AREA REDEVELOPMENT AGENCY SET-ASIDE FUND		
PROGRAM OBJECTIVE	2000-2001 ANNUAL GOAL	2000-2005 GOAL
STUDY HOUSING ASSISTANCE PROGRAMS OF BENEFIT TO THE HOMEOWNERS WITHIN THE REDEVELOPMENT AREA FOR THE PURPOSE OF REVITALIZING THE UNINCORPORATED COMMUNITY OF PIRU		
RESPONSIBLE AGENCY	PIRU AREA REDEVELOPMENT AGENCY	
FUNDING SOURCE	TAX INCREMENT AFTER FY 1995-96	
2000-2001 FUNDING AMOUNT	\$27,418 [BALANCE: \$82,000]	
2000-2005 ESTIMATED FUNDING	\$135,000	
IMPLEMENTATION STATUS	ONGOING PROGRAM	

FIGURE 3.3.26

**COUNTY HOUSING PROGRAMS/
GENERAL PLAN HOUSING MATRIX**

COUNTY FUNDING PROGRAMS	GENERAL PLAN PROGRAMMATIC AREAS			
	HOUSING PRESERVATION 3.3.3-3	HOUSING REHABILITATION 3.3.3-4	HOUSING OPPORTUNITY AND DIVERSITY 3.3.3-5	HOUSING EQUALITY 3.3.3-6
HOMELESS PERSONS/ HOMELESS FAMILIES			X	X
MENTALLY ILL PERSONS			X	X
HOUSING REHABILITATION/ PRESERVATION	X	X		
EVICTON PROTECTION			X	X
MOBILEHOME PARK IMPROVEMENT	X	X		
HOMEBUYER ASSISTANCE			X	
NEW CONSTRUCTION			X	
RENTAL ASSISTANCE			X	
FAIR HOUSING				X
MORTGAGE ASSISTANCE			X	
REDEVELOPMENT AGENCY SET-ASIDE (PIRU)	X	X	X	

- Community Development Block Grant (CDBG) Program:

Through the CDBG program, HUD provides 100% Federal grants to local jurisdictions with no matching contribution required. Eligibility for entitlements under this program requires preparation of a five-year Consolidated Plan and annual Action Plan that identify needs for community development and housing, special needs and homeless populations, economic development, and outlines a comprehensive strategy and spending plan for meeting those needs. The unincorporated County expects an allocation from CDBG funds of approximately 1.2 million for 2000-2001, for a total of 6 million dollars for the period 2000-2005, some of which will be utilized for housing.

CDBG funding is also proposed for use, under a JPA with several of the other cities, in continuing and expanding a Fair Housing Program to respond to complaints of discrimination in housing matters and provide public outreach to contact persons in need of fair housing services, including eviction protection.

- Emergency Shelter Grant Program (ESG)

ESG is a HUD program that provides funding for emergency shelter facilities and emergency shelter operational costs for the homeless; rental assistance in the form of motel vouchers; essential services and food supplies; and homeless prevention, counseling and case management. Emergency Shelter Grant Funds require a 100% match of non-federal funds, in-kind services, or a combination of both. The County anticipates an allocation of approximately \$86,000 for the period 2000-2005. Figure 3.3.25 includes only those ESG funds earmarked for provision of emergency shelter.

- HOME Investment Partnership Program

HOME Investment Partnership Program funds can be used for three types of housing programs: (1) Homeownership (for first-time homebuyers and single family rehabilitation), (2) Rental Housing, and (3) Tenant-Based Rental Assistance.

HOME funds can be utilized for land acquisition for new housing construction, new construction, reconstruction, or rehabilitation of existing housing units, demolition prior to new construction of housing, homebuyer programs, and development fees. After 1992, local match funds are required.

HOME Consortium: In March of 1992, the Urban County Entitlement Area and the City of San Buenaventura Entitlement Area entered into a cooperating agreement with respect to the HOME Investment Partnership Program. HUD distributes HOME funds to the two entitlement areas based on a formula.

The County anticipates a countywide allocation of approximately 3 million dollars from HOME for the period 2000-2005, all of which will be utilized for housing.

Other federally funded programs that are available in Ventura County are listed below:

- Section 8 Housing Program (U.S. Housing Act of 1937, as amended)

Voucher Program - The Section 8 Voucher Program is administered through a contract between the Area Housing Authority (AHA) and the property owner and a lease between the owner and the tenant. The subsidy amount is based on a payment standard set by AHA anywhere between 90% to 110% of the Department of Housing

and Urban Development (HUD) Fair Market Rent. A family renting a unit below the payment standard pays the highest of 30% of their adjusted monthly income, 10% of monthly income, or the welfare rent to the owner. A family renting a unit above the payment standard pays the higher of 30% of monthly adjusted income, 10% of monthly income or the welfare rent, plus the amount of rent above the payment standard. The units must meet HUD's Housing Quality Standards.

Aftercare - The Aftercare program no longer exists, however, the Area Housing Authority, under contract with the State of California Department of Housing and Community Development (HCD), still reserves 69 Section 8 vouchers for use by mentally, physically, or developmentally disabled individuals. Eligible participants must be certified for disability by the State Department of Rehabilitation, the County Behavioral Health Department, the State Department of Developmental Services, or an associated regional center for persons with developmental disabilities, or other qualified public and non-profit agencies.

- Family Self-Sufficiency Program:

In late 1992, the Area Housing Authority submitted its Joint Action Plan for the Family Self Sufficiency (FSS) Program in compliance with the National Affordable Housing Act of 1990. This plan outlines the direction, coordination, and implementation that the five Housing Authorities in Ventura County will employ to fulfill the program's objectives through community-based, interactive programs for participating families. Utilizing a variety of service providers throughout the County, assistance may be provided in these areas: child care, drug/alcohol evaluation and treatment, literacy education and other instruction; employment information, training, and placement; personal counseling; information and referral services; homeownership and budget counseling; transportation and auto repair/maintenance services. The program is available to any family in the County of Ventura who currently holds a Section 8 voucher and is 18 years of age or older and, receives housing assistance, and volunteers for the program. Since that time, the program has enrolled over 96 participants.

- Shelter Plus Care Program:

This program provides, under a competitive grant process, rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. There are four types of rental assistance: (1) Tenant-Based Rental Assistance contracted directly with the low-income tenant; (2) Project-Based Rental Assistance contracted with a building owner; (3) Sponsor-Based Rental Assistance contracted with a nonprofit organization; and (4) Single Room Occupancy-Based Rental Assistance contracted with a public housing authority.

- Section 202 Supportive Housing for the Elderly/Section 811 Supportive Housing for Persons with Disabilities:

Capital Advances - This program provides capital advances to nonprofit organizations to finance the construction and/or rehabilitation of rental housing for very low-income elderly under Section 202 and very low-income persons with disabilities under Section 811. Capital advances may also be used to acquire housing from the Resolution Trust Corporation (now under the Federal Deposit Insurance Corporation - FDIC). Repayment of the capital advance is not required as long as the housing remains available for occupancy by very low-income elderly or disabled persons for at least 40 years.

Project Rental Assistance - Rental assistance to cover the difference between the HUD-approved operating cost per unit and 30% of the resident's adjusted income.

- Housing Opportunities for People With AIDS (HOPWA) Program:

The County does not receive HOPWA funds directly; the funds are allocated through the State to the County of Ventura Public Health for distribution through the AIDS Consortium for the following items:

- Short-term rent/mortgage and utilities,
- Operating Costs,
- Case Management, and
- Hospice Care

- Home Ownership and Opportunity for People Everywhere (HOPE)

HOPE includes: HOPE 1 - Homeownership Program for Public Housing Residents; HOPE 2 - Homeownership of Multifamily Units; HOPE 3 - Homeownership of Single Family Homes Program; HOPE IV - Elderly Independence Demonstration; and HOPE VI - Urban Revitalization Demonstration.

HOPE 1 authorizes planning and implementation grants for programs that assist low- and moderate-income residents to purchase and convert to homeownership (including cooperative homeownership), multifamily and single housing owned by public agencies.

HOPE 2 empowers low-income families to become homeowners by providing planning and implementation grants to organizations that help families purchase and maintain units in multifamily projects that are owned by the government, are FHA-distressed, or are subject to mortgages that are insured or held by HUD.

HOPE 3 helps low-income families to become homeowners of single family homes that are owned by the government, are FHA-distressed, or are subject to mortgages that are insured or held by HUD.

HOPE IV helps low-income, frail elderly persons live independently in nonrestrictive environments. The program combines Section 8 rental assistance with case management and support services for people age 62 and older who have limitation in three or more life activities such as bathing, dressing, and housekeeping.

HOPE VI was a direct result of the report of the National Commission on Severely Distressed Public Housing, submitted to Congress on August 10, 1992. In the Commission's report, approximately 86,000 units were identified to be in severely distressed condition. The Commission recommended that this portion be eradicated by the year 2000. HOPE IV's first year of funding was in 1999. All program funds are allocated on a competitive basis. Local match funds are required for implementation grants.

- Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations

on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years. The CEO's office is the review authority for Tax Credit proposals in the County unincorporated area.

- **USDA - Rural Development**

Rural Development's Rural Housing Service was created in 1994 as a part of a reorganization of the US Department of Agriculture (USDA). The Rural Housing Service (RHS) provides financing and grants for the purchase and development of affordable housing sites in rural areas for low and moderate-income families. RHS also works with private lenders to guarantee loans to borrowers for the construction of multi-family housing units; community facilities; and individual homes. Rural areas include open country and places with a population of 10,000 persons or less, that are rural in character and are not closely associated with urban areas. Areas within the unincorporated County qualify as rural, and a number of programs are available which provide grants and low cost loans for housing for eligible persons. The following RHS programs are available in Ventura County:

Section 502 - Rural Housing Single-Family Housing Loan Guarantee - Private lenders work with RHS to offer loans to low income individuals interested in building or purchasing a home. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities. Loans are made to individuals for up to 100% of the appraised value of the home. Terms are for 30 years, and the interest rate is negotiated between the lender and the individual borrower. The interest rate on the loan must be fixed and cannot exceed the rate specified in the Notice of Funding Availability NOFA published yearly in the Federal Register. RHS provides a guarantee to the lender of 90% of the worth of the loan. Loans are for up to 33 years (38 for those with incomes below 60% of area median income [AMI] and who cannot afford 33-year terms). The house must be modest in size, design and cost, and must be owner-occupied. Modest housing is generally defined as housing costing less than the HUD Section 203(b) loan limits as of 9/30/98.

Section 502 - Rural Housing Direct Loan - Loans are directly funded by the Government and available for low- and very low-income households. The loan term and interest rate are the same as the term and rate for Section 502 loan guarantees mentioned above. The purpose of this loan is to provide financing at reasonable rates and terms with no down payment.

Section 504 - Repair and Rehabilitation Loan - Loans are directly funded by the Government and available to very low-income rural residents who own and occupy a dwelling in need of repairs. To obtain a loan, homeowner-occupants must be unable to obtain affordable credit elsewhere and must have very low incomes, defined as below 50% of the AMI. Loans are available for up to \$20,000 for a maximum period of 20 years at 1% interest.

Funds may be used for such purposes as connecting the dwelling to water or sewer lines, providing toilet facilities, adding a room, repairing a roof, or making other similar improvements.

Section 504 - Repair and Rehabilitation Grant - Grants are funded directly by the Government. A grant is available to dwelling owner/occupant who is 62 years of age or

older and cannot repay a Section 504 loan. Funds may only be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities. The lifetime maximum grant amount is \$7,500.

Section 514 - Farm Labor Housing Loan and Grant Program - This program provides a combination of grants and loans to finance construction, rehabilitation, or acquisition of rental housing for farmworkers. A grant of up to 90% of the cost of the project can be made, with the remainder loaned at 1%. Loans are repaid over a 33-year term.

Public and private non-profit corporations, State agencies and political subdivisions, and private, non-profit farmworker associations are eligible for both grants and loans. Farm owners, farm owner associations, and grower-oriented non-profit groups are eligible only for loans.

Housing financed under this section must be operated on a non-profit basis. Unlike housing under other RHS Programs, farmworker housing can be situated in an urban location provided there is a nearby farm labor market. HUD's Section 8 subsidies may be used with this program.

Section 515 - Rural Rental Housing Loan Program - Section 515 provides loans to individuals, trusts, associations, partnerships, limited partnerships, State and local public agencies, consumer cooperatives, and profit or nonprofit corporations. Loans are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low, low, and moderate-income families; the elderly; and persons with disabilities. 95% of tenants in new Section 515 projects must have very low incomes. The interest rate on these loans varies between 1% and the market rate, depending on the kind of sponsor and the projected income of the tenants. The term of the loan is 40 years.

Tenants in Section 515 projects may not pay more than 30% of their adjusted income for rent and utilities. Section 8 Assistance Payments may be used with Section 515 loans to bring rents within the tenant's ability to pay.

Sections 523/524 - Rural Housing Site Loans - Rural Housing Site Loans are made to provide financing for the purchase and development of housing sites for low and moderate-income families. Section 523 loans are limited to private or public non-profit organizations to acquire and develop sites only for housing to be constructed by the self-help method. Section 524 loans are made to acquire and develop sites for any low- or moderate-income family.

Under the program, a group of families jointly contribute the needed home-building labor, hiring skilled help when necessary. Most loans are made for one or two years, with funds advanced as needed and budgeted for 30-day periods.

Sites financed with Section 524 loans must be sold to low and moderate-income families who qualify for a Rural Housing Service loan, or to non-profit organizations eligible for a rural rental or cooperative housing loan. Section 524 loans carry a market interest rate.

Section 533 - Housing Preservation Grant - Grants are made to sponsoring organizations for the repair or rehabilitation of single family housing, rental properties,

or co-ops owned and/or occupied by very low- and low income rural persons. The grants are competitive and are made available in areas where there is a concentration of need.

Section 538 - Guaranteed Rental Housing Loan Program - Private lenders work with Rural Housing Service (RHS) to offer loans for the construction, acquisition, or rehabilitation of rural multi-family housing. The RHS guarantees up to 90% of the amount of the loan from a private lender to a housing developer. Occupants must be very low, low, moderate-income households, elderly, handicapped, or disabled persons with income not in excess of 115% of the AMI. The terms of the loans guaranteed may be up to 40 years and the loans must be fully amortized. Rates of the loans guaranteed must be fixed, as negotiated between lender and borrower and within the maximum established under a Notice of Funding Availability (NOFA).

- BEGIN ("Building Equity and Growth in Neighborhoods") Pilot Program

The State's HOME model program, BEGIN ("Building Equity and Growth in Neighborhoods") is used to provide funding for first time homebuyers who meet the program income criteria. The County used \$500,000 in BEGIN funds to assist 7 families to purchase units located in the Citrus View development in the Community of Piru. The last phase of this project was sold to People's Self-Help in 1999.

2. State Housing Programs

The State Department of Housing and Community Development (HCD) is the agency principally charged with assessing, planning for, and helping communities meet the housing needs of low and moderate-income residents of California. HCD administers many programs that serve the purpose of assisting local governments and private non-profit groups, either with technical assistance or through funding, to solve local housing problems.

The County of Ventura does not receive direct funding from the State of California at the present time. The CEO's Office of Regional Development consistently monitors State programs, however, for availability of funding to meet the County's housing needs.

Under the following programs, administered within HCD by the Division of Community Affairs, technical assistance and expertise of information is available:

- California Indian Assistance Program
- Planning and Technical Assistance
- Housing Resource Center - Housing Policy Development
- Computerized Clearinghouse for Affordable Housing Finance

The following programs, administered by the Division of Community Affairs, offer funding assistance for low and moderate-income housing:

California Self-Help Housing Program - Technical assistance grants are available to sponsor organizations that provide training and supervision to self-help homebuilders or repairers. Ten percent (10%) simple annual interest loans are made to sponsor organizations to assist with new construction and rehabilitation. Interest on the development assistance loan is waived when

"rolled over" as mortgage assistance for individual low-income homeowners. Repayment of principal and interest is deferred until the property is sold or transferred, or until the owner ceases full-time occupancy. Loans and accrued interest are forgiven in 10% annual increments from the 11th through the 21st anniversaries.

Emergency Housing Assistance Program - Grants are available to local government agencies and nonprofit corporations that shelter the homeless on an emergency basis.

Farmworker Housing Assistance Program - Grants are available to local government agencies, nonprofit corporations and federally recognized Indian tribes for any construction related cost in the development of homeowner or rental housing for agricultural workers. A match of 100% is required and lien restrictions are placed on the property.

Mobile Home Park Resident Ownership Program - Loans are available to local government agencies and mobile home park resident associations as co-applicants to enable the purchase of a mobile home park by a resident organization.

Acquisition and Rehabilitation Component of the Multifamily Housing Program - Construction and permanent loans are available to local governments and private nonprofit and for-profit organizations for acquisition and rehabilitation of existing affordable multi-family rental housing. These loans are low interest loans with 55-year terms and partial repayment deferrals. Priority is given to projects currently subject to regulatory restrictions that may be terminated.

Multifamily Housing Program - Deferred payment loans for not less than 55 years are available to local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, Indian reservations and rancherias, and limited partnerships for new construction, rehabilitation or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.

Urban Predevelopment Loan Program - Preservation and Acquisition - Approximately 140,000 rental units are at risk of being lost within the State due to current property owners expressed strong desire to terminate their relationship with the federal government. Loans at a rate of 3% simple annual interest may be made for required expenses which are incurred in the process of and prior to securing mortgage financing including costs associated with at-risk property purchase; options to buy at-risk property, or extending the time period for exercising the option; fees for professional services such as consultant, architectural, engineering, and legal; permit and application fees; and, bonding fees. The aggregate amount to be loaned for purposes other than for option shall not exceed \$75,000.

Families Moving to Work Program - Loans for a period of 55 years are available to CALWORKS recipients for limited term rental housing assistance, childcare, employment assistance and other services.

Rural Predevelopment Loan Funds - Three-year loans at 7% simple annual interest are provided to local government agencies and non-profit organizations for the preliminary cost of developing or rehabilitating assisted housing for low-income families, and elderly or handicapped persons. Authorized costs include site acquisition and preparation; legal, architectural, engineering, permit and application fees; and bonding expenses. Loans are not available for construction financing or administrative costs.

California Housing Finance Agency Programs - The California Housing Finance Agency (CHFA) is a State agency which provides financing for the development of low and moderate-income housing through the sale of tax exempt bonds which are not obligations of the State of California and are not repaid with tax dollars. The proceeds are used to: a) provide direct loans for the development of new rental and cooperative multi-family housing for low and moderate-income households; b) purchase mortgages from private lenders to enable eligible low and moderate-income borrowers to purchase single family homes; and c) finance neighborhood preservation programs by providing loans and insurance for rehabilitation in designated areas.

HELP (Housing Enabled by Local Partnerships) Program - This program provides affordable housing opportunities through program partnerships with local government entities consistent with locality housing priorities. HELP Program funds must be used to directly provide affordable housing units. Funds may not be used for technical assistance or administrative costs. Local government entities must have a direct involvement with their program including financial contributions of Federal, State, and locality program funds. HELP funds are available to a local government entity as an unsecured loan from CHFA for up to 10 years at 3% simple annual interest, and carry minimal restrictions and conditions. Repayment in full is required no later than 10 years from commitment date.

The following CHFA programs offer funding assistance for low and moderate-income housing through CHFA's Single Family Homeownership Program:

Single Loan (SL) Process - This program provides grants to public agencies or non-profit organizations for the purpose of establishing local Housing Advisory Services to assist individuals and groups with the self-help construction or rehabilitation of their housing.

First-Time Homebuyers - This program provides loans to assist first-time homebuyers with buying a house. The loan is a 30-year fixed rate loan with lower fees to borrowers and a minimum down payment of 3 to 5%. No down payment is required in certain counties when using the 100% Loan Program (see below).

Down Payment Assistance Program - There are three down-payment assistance programs designed to assist the first-time homebuyer with down payment and/or closing costs:

- Affordable Housing Partnership Program (AHPP)
- Proposition 1A: School Facility Fee Affordable Housing Assistance Program
- 100% Loan Program (CHAP)

Builder Lock (BLOCK) Program - Builders and/or developers may lock in through an approved CHFA lender, an interest rate for a pool of funds for terms of 6, 9, or 12 months into the future for permanent mortgage financing for CHFA-eligible borrowers at single family new-home developments.

Self-Help Builder Assistance Program - This program provides a source of permanent mortgage loans at 5% interest for single family homes built by owner-builders through the mutual self-help construction method. The program offers an opportunity to families and individuals with limited down payment resources to obtain homeownership by representing the borrower's labor (sometimes referred to as "sweat equity") as the down payment. Priority is given to developments in rural and target areas, as well as to local government-assisted developments.

The following CHFA programs offer funding assistance for low- and moderate- income housing through the Multifamily Program:

Predevelopment Loan Program - The Predevelopment Loan Program is designed to provide temporary funding for nonprofit developers to assist with the land acquisition and predevelopment costs of affordable multi-family housing project financed by CHFA.

CHFA Bridge Loan Program - The Bridge Loan Program offers a tax-exempt bridge loan for projects receiving 4% tax credits at an amount necessary to ensure the award of the credits. The bridge loan term is for a minimum of one up to a maximum of 5 years and is available only with a permanent tax-exempt CHFA loan. The bridge loan interest rate is equal to the CHFA permanent loan and will amortize over a multi-year term with annual payments.

Preservation Financing Program - HUD's 20-year Project Based Section 8 subsidy contracts are now expiring. It is estimated that 80% of the current 112,000 subsidy supported units in the state could terminate their Section 8 contracts, convert to market rentals and achieve higher cash flow returns. CHFA determined that Affordable Housing Preservation was a Business Plan priority this year and committed resources to address this problem.

Special Needs Affordable Housing Lending Program - This program offers loans to experienced for-profit and non-profit organizations and public agencies for new construction, acquisition, rehabilitation/acquisition and refinancing of multifamily housing projects that serve tenants at-risk of becoming homeless; tenants with mental disabilities, chronic health problems including HIV/AIDS and difficulties from substance abuse recovery; and residents in need of any specialized services.

The California Rural Home Mortgage Finance Authority (CalRural) is a part of the Regional Council of Rural Counties. CalRural finances its programs by issuing tax exempt bonds, taxable bonds, and other obligations and by soliciting contributions from a variety of organizations and investors. CalRural has two programs, the California Gold Program and the Access 2000 program. The California Gold program is a loan program designed to provide homeownership opportunities for moderate-income homebuyers. The Access 2000 program offers FHA loans to low- and moderate-income homebuyers. The County would

need to join CalRural as an associate member. This action involves the adoption by resolution of a joint-power agreement between the County and CalRural. The County, as a member, can make all eligible cities and unincorporated areas of the County that are rural in nature eligible.

3. Local Programs

The following program options are currently or could be utilized by the County of Ventura as local programs to lower the cost of housing. Figure 3.3.25 indicates program objectives, responsible agency and implementation status, as well as annual and reporting period (2000-2005) goals for each of the local funding sources. Detailed information regarding funding goals for the reporting period, as well as specific projects funded for 2000-2001, is contained in Ventura County's 2000 Consolidated Plan:

- Housing Assistance Programs

Limited funding is available for mortgage assistance purposes. Some funding sources restrict assistance to low-income households. Rising housing prices coupled with income restrictions may necessitate large subsidies per unit, and thus limit the number of households that could receive mortgage assistance:

Ventura Cities Mortgage Financing Authority - In 1999, the County entered into a joint power agreement with the Cities of Camarillo, Moorpark, Fillmore, Ojai, Simi Valley, and Thousand Oaks to form the Ventura Cities Mortgage Financing Authority. The authority issues taxable single-family mortgage revenue bonds to provide 4% of the loan amount for down payment assistance and closing cost assistance to those homebuyers who qualify. The down payment assistance is a grant secured by a zero-interest second trust deed note and mortgage. Because it is a grant, the second loan is forgiven over a period of time. The "Fresh Rate" program was designed to make homeownership a reality for families with sufficient income, but without sufficient set-aside funds for escrow costs and down payment. The County's Area Housing Authority provides the program administration.

Mortgage Credit Certificate Program - The County of Ventura in cooperation with the cities of Oxnard, Thousand Oaks, and San Buenaventura inaugurated The County's Mortgage Credit Certificate Program (MCC) in 1996. Since that time, the remaining cities of Fillmore, Santa Paula, Simi Valley, Ojai, Port Hueneme, Camarillo and Moorpark elected to participate. This program provides first time homebuyers who meet the program income criteria to obtain a tax credit for a portion of the mortgage interest on a home which meets sales price limits and is located in one of the cooperating cities or unincorporated County. The County's contract with Affordable Housing Applications to administer the local program is financed through a small fee (\$25) paid by applicants. Over 240 mortgage credit certificates have been granted since the Program began. The program now allows an MCC to be refinanced and is referred to as the RMCC Program.

Both programs are included under "Mortgage Assistance" in Figure 3.3.26, which indicates the funding programs that advance Housing Section Programs.

Equity Sharing Program - Another ownership program is available to local government, but is not utilized by the County of Ventura at the present time is Equity Sharing. Equity sharing is an ownership program that allows a private organization or public body to participate as an equity partner with eligible lower income households. The household provides the down payment and amortization of an amount of the sales price for which the household income qualifies. The co-

investor, who in turn shares proportionately in the appreciation of the unit, provides the remaining funds necessary to purchase the unit. This homeownership technique initially requires a substantial financial involvement by the equity partner. It would probably not be feasible in Ventura County without State or Federal assistance, because funds would otherwise have to come from the County general fund.

- Programs for the Homeless

The impending "El Nino" storms in 1997 required a substantial and quick response to assist the homeless residing in the Ventura and Santa Clara Rivers. Because no then-existing non-profit organization was able to meet that need, the County and the cities of Ventura and Oxnard created the R.A.I.N. (Riverdweller's Aid InterCity Network) Project. R.A.I.N. established a transitional living center for homeless and indigent riverbottom dwellers and functioned as the County's 1997-98 winter warming shelter. Financial support for the facility comes from the County of Ventura, and the cities of Ventura and Oxnard, as well as from private sources. Surveys indicate that clients of R.A.I.N. come from every city and the unincorporated area. Unlike other facilities, such as the armory warming shelter, this facility attracted families with children. This fact influenced the offering of family-oriented services at the facility and the continuation of the facility after the winter season.

The County Human Services Agency, Adult Services Division provides countywide services for homeless individuals and families, including linking clientele to emergency shelters, transitional housing programs and mental health treatment.

- Programs for the Mentally Ill

The County's 1995 Consolidated Plan indicated that a significant number of mentally ill reside in the County. Secure permanent or long-term housing is an essential ingredient in the recovery process of the mentally ill.

Private organizations, such as Many Mansions and Turning Point Foundation, are committed to the rehabilitation of apartment buildings for use by the mentally ill.

- Tax Increment Financing (Set-aside Funds)

This term is defined as revenue generated from redevelopment areas as established under the California Redevelopment Act. New development in a redevelopment area results in increased property tax revenues as properties in the redevelopment project area are reassessed. The difference between the former and new assessments is referred to as the tax increment. It is this increment or portion of the increment, which is set aside for reinvestment in public-purpose development, such as low-and moderate-income housing. State law requires that 20% of all tax increment funds be spent on affordable housing project. At the present time, the County has only one redevelopment area, in the Community of Piru.

Other methods of influencing the cost of housing are available to local governments:

- Land Supply and Housing Costs

The growth of employment generating land uses and the availability of land for residential development can influence market price of housing. The following local land

use regulations and programs determine the amount and location of available employment generating and residential land, and the intensity at which it can be developed:

General Plan - The General Plans of cities and counties prescribe the direction of growth and the type and intensity of land use which is permitted in order to achieve an orderly and efficient pattern of land use. By amending or revising the General Plan, a jurisdiction can increase the supply of residentially developable land that could, in turn, partially lower the cost of that land. Conversely, a jurisdiction can lower the demand for housing by reducing the amount of land devoted to employment generating land uses.

As discussed previously, the County SOAR ordinance requires voter approval, through 2020, for the redesignation of Agricultural, Open Space and Rural lands to more intense urban land use designations. Although the SOAR ordinance will inhibit increasing the supply of residentially developable land, the ordinance will also inhibit increasing the supply of employment generating land uses.

Although the city SOAR ordinances and initiatives create urban growth boundaries, they do not dictate whether the land within the boundaries should be for residential development or employment generating development. Therefore, the ten cities within Ventura County can have a profound effect on increasing the supply of housing and reducing the demand for housing by ensuring that employment generating land uses do not exceed the ability to supply affordable housing through their general plans.

Policy 3.3.2-4(1) of the Goals, Policies and Programs document of the General Plan directs County staff to encourage increased densities, housing mix, redesignation of appropriate commercial/industrial land, job/housing balance, and use of master EIRs as Area Plans are updated.

Zoning Ordinance - Zoning, the most commonly used tool for implementing the General Plan, controls what uses are permitted, what development density is allowed (i.e., how many units per acre), and what development standards (such as set-back, open space, and parking requirements) will be enforced in each zoning district.

Zoning density, in part, determines the land cost per unit. A jurisdiction can reduce land costs per unit by increasing the permitted density through re-zoning programs ("up-zoning"), by offering density bonuses for certain residential projects, by requiring that a minimum (as well as a maximum) density be met for residential projects, or by reducing some standards such as parking or open space requirements (see Development Standards below).

Requirement for Inclusionary Housing - Many jurisdictions require developers of large-scale development to set aside a certain percentage of land for the development of lower income housing, or allow for the payment of in lieu fees. Inclusionary housing requirements have limited success in California, and have generally been opposed by the home building industry. Nevertheless, these types of requirements tend to work best in conjunction with local financial incentives (e.g., housing trust funds, density bonus, infrastructure subsidies). As an example, the Ahmanson Ranch Development Agreement included an inclusionary housing provision as part of the Ahmanson Ranch project in the eastern portion of the County in 1992.

Surplus Public Lands - Available surplus public lands (State-owned lands, school sites, park sites, etc.) have the potential to be used for low cost or subsidized housing. Unused school sites are usually an excellent source of property for housing and mixed-use development, because infrastructure is in place and public services are close. They are difficult to acquire, however, since a unanimous vote of the local school board is required to declare a site "surplus", and school boards are subject to considerable pressure from the surrounding neighborhood regarding the closing of the school and the use of the land.

Surplus land can be sold, or made available on a lease basis and used for permanent or interim housing. The advantage of selling surplus land to a developer is its restoration to the tax rolls. Leasing the land, however, can substantially reduce the overall housing development cost, and is advantageous to the local government because the jurisdiction retains ownership of the property and the construction of low cost housing is encouraged.

Local governments could survey and assess the suitability of all public surplus lands for the development of low cost housing. If suitable sites are found, the jurisdiction could then proceed in an attempt to acquire the sites. Two school sites are currently unused in the unincorporated area of Ventura County (Mesa School District, in El Rio, and Oak View School in the Ojai Valley).

Land Banking - Land banking refers to the process whereby a local jurisdiction purchases land that would be most suitable for the development of housing. The land is held for sale or lease to a non-profit or for-profit developer or the Area Housing Authority for the production of affordable housing. Land banking prevents speculation and shields against inflation in land costs.

In beginning a land banking program, local revenues, revenue sharing funds, Community Development Block Grant or other State or Federal funds could be used to purchase the property. By making the land available at reduced cost, deferring payment, or merely leasing instead of selling the land, the jurisdiction could encourage and manage the development of low-income housing. In disposing of or developing the property, the jurisdiction could impose restrictions on use, resale, and redevelopment in accordance with the public interest. The initiation of a land-banking program, however, requires a substantial amount of financial involvement by the local government.

- Development Standards

Development standards are mandated at the local level so that the public's health, safety and welfare are protected. Some of these standards influence the cost of housing. Each of the following standards can influence the cost of housing and could potentially be changed by local jurisdictions to reduce development costs:

Zoning Ordinance - Through ordinance revisions, some standards such as required setbacks, height limits, parking, etc. might be reduced. The following are some notable examples:

In 1983, Ventura County amended the Zoning Ordinance Code to allow carports instead of garages, which effectively reduces housing development costs by an estimated \$7,000 to \$12,000 per unit. At the same time, the ordinance was revised to allow mobile homes (constructed since 1976) on any suitable residential lot, and to permit second dwelling units on single lots.

In 1995, the Board of Supervisors approved an amendment to the County Zoning Ordinance Code to allow, by right, up to two farmworker dwelling units based upon certain situs and use criteria. The amendment also allows the construction of additional farmworker units with a Planning Director-approved Conditional Use Permit. This amendment reduces the land use permit processing costs of providing farmworker housing.

The above ordinance amendments to the Zoning Ordinance were prepared and processed by the Planning Division as part of an ongoing ordinance update program. In 1995, however, the Board of Supervisors eliminated this program as an overall cost cutting action due to the poor overall fiscal situation of the County.

Building Code - Most of the standards of the Ventura County Building Code are State-mandated and are not subject to modification by the local jurisdiction. Those standards that are not derived from the California Uniform Building Code, however, could be reviewed by the County Building Department to assure the necessity and appropriateness of those standards.

Currently, there is no ongoing program to review local Building Code standards.

Site Improvement Standards - Improvement requirements and standards such as drainage, street construction, sidewalks, sewers, undergrounding of utilities, lighting and landscaping could be reviewed in terms of cost and benefit, and altered accordingly. The Public Works Agency is responsible for developing and updating these site improvement standards. Currently there is no ongoing program to evaluate the reduction of site improvement standards.

Energy Conservation Measures - A significant percentage of income spent on housing can be attributed to home energy consumption. Because of the generally temperate climate, space heating requirements and costs in Ventura County are not as severe as they are elsewhere, but heating bills still substantially add to monthly housing costs. Water heating bills and water use bills also contribute to higher monthly housing costs.

Local governments have several options available that could lead to a reduction in energy consumption. At a minimum, the local building and safety departments should enforce the State's residential energy conservation standards. Furthermore, an Energy Conservation Element to the General Plan or an energy conservation ordinance could be prepared. Energy conservation policies and programs could then be implemented which are best suited for the particular jurisdiction.

Currently, there is no ongoing program to review local Building Code standards for energy conservation.

- Administrative Costs

The following factors associated with subdivision and permit processing could partially reduce the cost of housing:

Permit Processing Fees - The cost incurred by local government for permit processing and project review is generally the responsibility of the developer or applicant so it is not assumed by the general taxpayer. These developer/applicant fees could conceivably be reduced, waived or deferred for "affordable" housing projects.

Unless other funding sources are available, however, the cost would have to be borne by the general taxpayer through the County general fund. At the present time, the loss of property tax revenue to the State has created budgetary constraints that preclude the diversion of general fund monies.

Permit Processing Time - The time taken to process a permit can add to the cost of housing development, because there are high financing charges while the land is being held. "Fast tracking" is a mechanism that could be used for processing affordable housing projects. It accelerates processing time, thereby potentially reducing cost for those projects, but the disadvantage is that other projects would take longer to process. Additionally, if a project becomes controversial or is contested (as many "affordable" housing projects are) the processing time can be substantially slowed.

Environmental Review - Any discretionary project constructed in California requires that an appropriate environmental document be prepared in accordance with the California Environmental Quality Act (CEQA). The CEQA process can represent a significant portion of the permit processing time.

To reduce the time involved in environmental review, Ventura County adopted the Initial Study Assessment Guidelines in 1992, a document which establishes the threshold criteria and standard methodology used to determine whether or not a project could have a significant effect on the environment. In addition, the County utilizes Program EIRs for area and specific plans and tiering for subsequent development projects, rather than relying on individual project EIRs, to reduce the time and costs of environmental analysis. The funding necessary to prepare Program EIRs, however, can be problematical.

- Preserving Affordability

Local governments also have ways to preserve the affordability of publicly subsidized housing and rental housing. Some of these techniques follow:

Deed Restrictions - Deed restrictions, imposed by local government, can be used to control the resale price of affordable units, guaranteeing the continuation of affordability. Typically, these restrictions are imposed for 30 years.

Rent Stabilization - Rental rates increase when there is a shortage of available rental units. Rent stabilization techniques protect renters from dramatic rent increases. Regulation methods include fixed rent ceilings, limits on the rate of rent increase, limits on rents based on a limited rate of return formula, or rent increases limited to operating cost increases. The advantage of regulation is

maintained affordability in the rental market, but the disadvantage is that landlords and investors are deterred from expanding rental opportunities because of the lack of profit.

Currently, in the unincorporated County, there is a mobile home rent regulation program whereby a rent review board reviews, and votes on, requests for rental increases by mobile home park owners. The owners must justify requests for rent increases above "allowable" increases.

- Housing Trust Fund

The term "Housing Trust Fund" refers to a dedicated source of revenue available to develop and preserve affordable housing. The Housing Trust Fund's purposes could include:

- 1) Facilitate the development of affordable housing by the construction of new housing projects.
- 2) Preserve affordable housing through home rehabilitation grants and loans to very low, low and moderate-income homeowners.
- 3) Provide down-payment assistance and low-interest loans to first-time homebuyers who can meet the income requirements.
- 4) Support the development of transitional housing facilities.
- 5) Encourage private/public partnerships that advance the above goals.
- 6) Acquisition of existing residential units.

Revenue could be derived from three sources to establish a housing trust fund separate from the County's tax base. This is appealing because it does not burden the County's general fund. The revenue sources proposed for the Housing Trust Fund program areas follows:

Housing Impact Fees - These fees are imposed on employment-generating developments as a means of generating revenue to finance housing programs in order to offset the increased demand for affordable housing.

In 1992, Ventura County established a process to assess the impact of large employment generating land uses (30 full-time employees or more) on housing. To date, no large employment generating land uses have been proposed in the unincorporated area of the County.

Transient Occupancy Tax (TOT) - The TOT is commonly known as a bed tax, and is a tax on the use of hotel/motel rooms.

Ventura County has established a TOT of 8% of the rental amount, which is collected by the operator. A portion of the TOT could be utilized or the TOT rate can be increased to augment a housing trust fund to provide funding for housing for the employees serving this commercial activity.

Business Tax - Business Tax revenue would consist of dedicating a portion of or increase in the taxes collected by the Tax Collector's Office from the two existing business tax collecting programs: business tax certificate program and business license program. These taxes are collected from businesses based on gross receipts, flat rate, wheel tax, and administrative headquarters.

3.3.7 EVALUATION OF PREVIOUS HOUSING ELEMENT

Sections 65588 (a) and (b) of the State Government Code state that the Housing Element should evaluate the results of the previous element. This section describes the housing goals, objectives, policies, and programs of the 1988 Housing Section of the Goals, Policies and Programs document of the County General Plan (with minor amendments in 1992), and provides a discussion of the progress of their implementation for the reporting period January 1, 1988 to June 30, 1994. This section also indicates whether the housing goals, objectives, policies and programs of the 1988 Housing Element have been included, changed or deleted in the current Housing Section of the Goals, Policies and Programs document of the General Plan.

1. Housing Preservation

Housing Preservation Goals/Objectives - The housing preservation goal set forth in the previous housing element (3.3.1-3) was to "preserve the condition of the existing housing stock and the continuing affordability of all currently affordable units." Additional goals and objectives to realize the above goal included:

- "(1) Encourage the physical maintenance of the existing housing stock, (28,140 units), especially mobile homes (1,591 units) in mobile home parks and multi-family rental units (2,991 units).
- "(2) Assure, where feasible, the continued affordability of the existing affordable housing stock."
- "(3) Assure, where feasible, that affordable housing in the Coastal Zone is replaced when demolished or converted."

County housing records indicate that, during the reporting period, 85 single-family dwelling units, no mobile homes and 10 multi-family dwelling units were demolished. According to records maintained by the Mobile Home Park Rent Review Program, 166 mobile home units of the total 1,591 units were annexed to adjoining cities during the reporting period. In addition, Ventura County has imposed affordability controls on all affordable housing project approved since 1988. Furthermore, all projects in the Coastal Zone have been reviewed for their impact on existing affordable housing since 1988.

Goals 1 and 2 have been updated to include the 1998-2005 RHNA Existing Housing Need, and are included in the Goals, Policies and Programs document of the General Plan as goals 3.3.1-3(1) and (2). Goal 3 has been amended to require concurrent replacement within three miles of converted or demolished lower-or moderate-income rental units in the Coastal Zone, and to apply in situations where two, rather than four, units are converted or demolished.

Housing Preservation Policies - The 1988 Housing Element identified three housing preservation policies to meet the goal and objectives stated above. The policies are described below:

- “(1) Existing residentially developed neighborhoods shall not be designated under Area Plans to land uses which would eliminate or degrade the existing housing stock.”

The above-stated policy was followed when the Saticoy Area Plan, Ojai Valley Area Plan, El Rio/Del Norte Area Plan and Piru Area Plan were updated in 1992, 1995, 1996 and 1997, respectively. This policy has been retained in the Goals, Policies and Programs document of the General Plan as policy 3.3.2-2(1).

- “(2) Low- and moderate-income rental housing located in the Coastal Zone shall be replaced when four or more such units are converted or demolished.”

As stated previously, the County has implemented this policy since 1988. This policy has been retained as policy 3.3.2-2(2) of the Goals, Policies and Programs document of the General Plan, with the additional requirement that the replacement occur within 3 miles of the converted or demolished lower- and moderate-income rental units, if feasible. Since all demolitions in the Coastal Zone require a discretionary permit, this policy has the same effect as an ordinance. Nonetheless, ordinance language reflecting this policy will be included in the next update for the Coastal Zoning Ordinance and Coastal Area Plan.

- “(3) The County shall cooperate with the Area Housing Authority in its efforts to preserve the existing housing stock.”

During the reporting period, AHA assisted in the rehabilitation and preservation of 46 units countywide. RMA enforcement personnel contacted the CEO's office and AHA in situations where inspections indicated that housing preservation was an issue.

The AHA no longer administers a housing rehabilitation program. Section 3.3.2-2(3) of the Goals, Policies and Programs document of the General Plan have been changed to reflect the County's cooperation with private and public agencies in rehabilitation efforts.

Housing Preservation Programs - The 1988 Housing Element identified four housing preservation programs to meet the goal and objectives stated above:

- “(1) The Resource Management Agency (Planning, Building and Safety, Environmental Health) shall continue the enforcement or zoning, building and safety and public health codes on a complaint or voluntary request basis, and shall improve the communication regarding these matters with the Area Housing Authority, in order to help preserve the existing housing stock.”

This policy was implemented as an ongoing assignment in the Environmental Health, Planning, and Building and Safety code enforcement units of RMA. RMA staff worked closely with the CEO's office and AHA when an enforcement case justified or required their cooperation. Since, however, the AHA no longer participates in housing rehabilitation/preservation programs, reference to the AHA has been deleted from proposed program 3.3.3-3(1).

- "(2) The Chief Executive Office with the help of the Resource Management Agency, will continue the existing program to apply for CDBG and/or other funds to assist households with housing code violations (i.e., building and safety, fire, or public health) to repair, replace, or otherwise bring housing units into conformance with the code."

This program was successfully implemented. As indicated in Section 3.3.6 of this Appendix, RMA and the CEO's office pursued numerous funding sources in the effort to preserve the existing housing stock.

- "(3) The Planning Division, with the aid of the Chief Executive Office, will continue to apply for, and administer, HOME funds to assist housing preservation throughout the County."

This program was successfully implemented, however, the CEO's office assumed the lead in applying for funds for housing preservation and administering the HOME program. The Planning Division provided expertise and support on an as-needed basis.

- "(4) The Planning Division shall continue the Mobile Home Park Rent Review Program to assume that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance."

The Planning Division administers this program on an ongoing basis. The 1993 tri-annual report to the Board of Supervisors regarding this program indicates that 19 requests for rent increases were processed through the Mobile Home Park Rent Review Board during the period October 1, 1992 to September 30, 1993.

These four programs are included in the Goals, Policies and Programs document of the General Plan, along with an additional program to reflect the County's commitment to work with qualified non-profit housing organizations to preserve the existing housing stock in the unincorporated area, as programs 3.3.3-3(1) through 3.3.3-3(5).

2. Housing Rehabilitation

Housing Rehabilitation Goals - The housing rehabilitation goal identified in the previous housing element (3.3.1-4) was to "improve the condition of existing substandard housing and housing otherwise in need of rehabilitation." To attain this goal, the following additional goals were identified:

- "(1) Continue and expand the existing housing rehabilitation programs.
- Initiate the rehabilitation of the dwelling units which do not have plumbing.
 - Identify additional "target areas" where rehabilitation of housing units would be beneficial."
- "(2) Promote the improvement of housing by supporting existing energy conservation and weatherization programs."

It is County practice that residential units discovered to lack plumbing, heating, windows or other essential amenities, are disclosed to the Building and Safety Division of RMA for inspection and citation. If the homeowner requires assistance in remedying the

violation, they are referred to the appropriate non-profit organization. These goals have been included in the Goals, Policies and Programs document of the General Plan as goals 3.3.1-4(1) and (2) with modifications to confine the identification of substandard units to the code enforcement process, and to utilize the term "lower-income" to include "very low-" and "low-" income classifications. Because the 1998-2005 RHNA identified overcrowding as an existing need, goal 3.3.1-4(3) has been added to encourage room additions to existing, overcrowded residential units for lower-income families.

Housing Rehabilitation Policy - The 1988 Housing Element identified the following policy as furthering the goals listed above: "The County shall coordinate its housing and rehabilitation programs with those of other public and private agencies."

The County, through the CEO's Office and Resource Management Agency, implemented this policy. This policy remains in the Goals, Policies and Programs document of the General Plan as policy 3.3.2-3.

Housing Rehabilitation Programs - The following programs were included in the previous Housing Element to accomplish the goal for housing rehabilitation:

"(1) The Chief Executive Office (Community Development/Special Project Unit and the City of San Buenaventura) shall continue existing housing rehabilitation programs and apply for additional State and Federal funds (HUD Section 8, CBDG, etc.) for the rehabilitation of owner and renter occupied housing units. The funds should be used to improve the following types of substandard units that are located in the unincorporated area of the County:

- Units which are overcrowded.
- Units which do not have plumbing.
- Units in need of other physical improvements.
- Units in need of weatherization."

The Grantee Performance Report for June 30, 1994, prepared by the CEO's office, indicated that CDBG funds expended for residential rehabilitation activities during the preceding fiscal year amounted to \$308,667.

This program has been retained in the Goals, Policies and Programs document of the General Plan as program 3.3.3-4(1), but has been amended to delete the reference to the use of HUD Section funds, since they cannot be used for rehabilitation, and to reflect the County's reliance on code violations for identification of substandard units.

"(2) The Commission on Human Concerns shall continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners' and renters' housing units."

The Commission on Human Concerns implemented this program using Community Development Block Grant funding. This program has been included in the Goals, Policies and Programs document of the General Plan, as program 3.3.3-4(3).

In addition, two new programs have been included in the Housing Section. First, in order to ascertain the potential benefit to housing rehabilitation, a program to study the feasibility of requiring building permit and/or zoning information reports for residential units prior to transfer of ownership has been added as program 3.3.3-4(2). Second, in

response to the 1998-2005 RHNA identification of "overcrowding", program 3.3.3-4(4) has been added to commit the Chief Executive Office to identifying a mechanism to provide low cost loans to lower-income families for room additions to overcrowded dwelling units.

3. Housing Opportunities and Diversity

Housing Opportunity Goals/Objectives - The Housing Opportunity goal identified in the 1988 Housing Element (amended in 1992) was "to increase housing opportunities for persons of all income levels, with special emphasis on low and moderate-income persons, including the elderly, single-headed households, large families, farmworkers, handicapped and homeless."

In order to evaluate the County's success in realizing this goal, the Ventura County General Plan 1994 Annual Report was utilized. The Annual Report, which relied on data from the annual HUD income reports for Ventura County, adjusted for family size.

Using annual HUD income reports, income limits for each of the income categories for the years 1988 through 1994 were calculated. The Bank of America's Affordability Guide Criteria, which assumes 33% of household gross income is spent on housing purchase (assuming a 20% down payment) was used to determine "maximum affordable housing". Because no APR (annual percentage rate) was located for Ventura County specifically, the Annual Report adopted the Los Angeles-Riverside-Orange County MSA APR as reported by the Federal Housing Finance Board as an average of the preceding 12 months for each of the years reported.

The valuation of completed residential units was derived from the County Planning Division computerized records for newly constructed units, by parcel number. Where no valuation was given, values of adjacent properties, or Building and Safety records were utilized to determine cost per square foot of residential construction. Valuation of rental units was based upon information provided by local newspapers or rental brokers.

Using this data, Figure 3.3.27 was created and indicates the dwelling units that were needed and provided in the unincorporated area between January 1, 1988 and June 30, 1994 (the reporting period) as reflected in the Ventura County 1994 Annual Report.

FIGURE 3.3.27
COMPARISON OF
HOUSING NEEDS VS. HOUSING PROVIDED
(JANUARY 1, 1988 - JUNE 30, 1994)

INCOME CATEGORY	DWELLINGS NEEDED 1/88 - 6/94	DWELLINGS PROVIDED 1/88 - 6/94	% OF NEEDS MET
UPPER	1,489	2,110	142%
MODERATE	732	1,499	205%
LOW	853	545	64%
VERY LOW	623	489	79%
TOTALS	3,697	4,643	126%

SOURCE: VENTURA COUNTY GENERAL PLAN 1994 ANNUAL REPORT

The specific General Plan goals and objectives that promoted housing opportunities were as follows:

- "(1) Strive to maintain at least a 2.54% vacancy rate in both rental and ownership housing."

DOF population and housing estimates for 1988-1994 indicate that the average countywide vacancy rate was 4.6%, and the unincorporated rate was approximately 7.3%. The 1990 Census (vacancy status) established that approximately 23% of the vacant residential units in the unincorporated area were for "seasonal, recreational, or occasional use." Even considering this "vacation unit" factor, the County easily maintained the 2.54 % vacancy rate for the unincorporated area targeted in the last Housing Element. Revised goal 3.3.1-5(1) of the Goals, Policies and Programs document establishes the "ideal" vacancy rate of 3% for the next reporting period.

- "(2) Promote 15,831 upper-income housing units Countywide, and provide 1,489 privately constructed, upper-income housing units in the unincorporated area of Ventura County between January 1988 and July 1994."

The Report indicated that during the reporting period, 2,110 upper-income housing units were constructed in the unincorporated area of the County. This figure represents 142% of the 1,489 upper-income units targeted in the 1988 Housing Element.

- "(3) Promote 8,325 moderate-income housing units Countywide, and provide 732 privately constructed, moderate-income housing units in the unincorporated area of Ventura County between January 1988 and July 1994."

The Report indicated that during the reporting period, 1,499 moderate-income units were completed in the unincorporated area. This figure represents 205% of the 732 moderate-income units targeted in the 1988 Housing Element.

- "(4) Promote 7,214 low-income housing units Countywide, and provide 853 low-income housing units in the unincorporated area of Ventura County between January 1988 and July 1994."

The Report indicated that during the reporting period, 545 low-income units were completed in the unincorporated area. This figure represents 64% of the 853 low-income units targeted in the 1988 Housing Element.

- "(5) Promote 5,686 very low-income housing units Countywide, and provide 623 very low-income housing units in the unincorporated area of Ventura County between January 1988 and July 1994."

The Report indicated that during the reporting period, 489 very low-income units were completed in the unincorporated area, or 79% of the 623 very low-income units targeted in the 1988 Housing Element.

- "(6) Facilitate the construction of housing which is suited to the needs of other low-income groups, (i.e. farmworkers, elderly, handicapped, mentally ill, single-headed families, large families or homeless) both Countywide and within the unincorporated areas of the County."

During the reporting period, the CEO's office committed federal funds to the following organizations and projects to provide the construction of housing for special need populations, both Countywide and in the unincorporated areas of the County:

- Citrus View Homes - Ventura Communities, Inc., constructed 113 new single family dwellings, of which 93 were available to moderate-income families, and 20 were available to low-income families.
- Colina Vista Apartments - Area Housing Authority constructed a 35-unit very low-income rental apartment project located at Main Street and Via Fustero in the Community of Piru.
- Casa Pacifica - development was begun on a 22-acre site south of Camarillo to provide transitional residential accommodations for 205 abused and neglected children in Ventura County.
- Las Posadas - Area Housing Authority operates a licensed 30-bed residential and 25 unit duplex housing project for the mentally ill on an 18-acre site south of Camarillo.

"(7) Assist low- and moderate-income households to purchase or rent homes."

HCD allocated state funds under the HOME Investment Partnership Program's model program, BEGIN, to assist 24 first-time homebuyers with down-payment/loan assistance at the Citrus View Homes in Piru.

"(8) Provide affordable housing unit opportunities in the unincorporated areas of the Coastal Zone."

The Coastal Area Plan has not been substantially updated since its adoption in 1980 and provides very little land suitable for multi-family dwellings. Moreover, the land that is available for multi-family dwellings is so expensive that the potential units cannot be assumed to be affordable to lower- or moderate-income families. Although this goal is laudable, it cannot feasibly be attained in the Coastal Zone.

The Goals, Policies and Programs document of the General Plan includes, with one exception, the above Housing Opportunities goals and objectives as goals 3.3.1-5(1) through (7). The language of the proposed goals indicates that the County will "encourage" housing units Countywide, since responsibility for housing in the cities resides with those jurisdictions, and will "promote and facilitate" housing in the unincorporated area. The goals are also updated with 1998-2005 RHNA Existing and Construction Needs and include the "mentally ill" in the special needs group. Goal 3.3.1-5(8), above, is not included in the Goals, Policies and Programs Document since provision of opportunities for new affordable housing units in the Coastal Zone of the County is not required under Housing Element legislation and is not feasible.

Housing Diversity Goals/Objectives - The 1988 Housing Element included three housing diversity goals:

"(1) Increase the number of multi-family rental units in areas which have a disproportionately high percentage of single-family housing units."

"(2) Strive for an equal distribution of housing types and prices throughout the unincorporated County.

"(3) Promote the utilization of manufactured homes in the unincorporated County."

As Area Plans are prepared and updated, the density of the proposed residential land uses is evaluated and an attempt is made to provide for an equitable mix of type, tenure and price of new residential units. The County is limited, however, in directly influencing these market-driven factors. In areas such as the coast and Lake Sherwood, very little housing for lower-income families is possible because of the demand and high cost of land in those areas. One location in which the County was successful in achieving this goal during the reporting period was in Piru. In that community, the County assisted the Area Housing Authority in obtaining financing for construction of the Colina Vista apartments, 35 multi-family units in the community of Piru, a community that is almost exclusively comprised of single-family residential units.

In an effort to support the use of manufactured homes in the unincorporated County, the County Zoning Ordinance was amended in 1996 to allow the use of mobilehomes and manufactured housing as single-family dwelling if constructed on or after June 15, 1976, or certified by HCD as meeting 1971 California construction standards.

Housing Diversity objectives (1) and (2) listed above have been incorporated as goals 3.3.1-6(1) and (2) in the proposed Housing Section, except that (a) the focus has been clearly limited to the unincorporated area, (b) areas of a high percentage of owner-occupied units have been included for promotion of multi-family and rental units, and (c) the more appropriate term "equitable distribution" replaces "equal distribution" in goal (2). Goal (3) has been modified to "support the utilization of manufactured homes" rather than "promote the utilization of manufactured homes."

Housing Opportunities and Diversity Policies - The 1988 Housing Element identified eleven policies designed to meet the Housing Opportunities and Diversity goals and objectives described above. The policies are described below:

"(1) As Area Plans are developed or updated, they shall attempt to accomplish the following to encourage greater housing opportunities:

- Increase density, where appropriate, to reduce the cost of land per unit.
- Ensure an appropriate mix of residential densities (i.e., multi-family as well as single-family densities).
- Redesignate, where appropriate, any commercial, industrial or public land which as been determined to be surplus, to a residential land use designation in order to increase the land available for housing.
- Discourage the conversion of existing residentially developed or designated areas to other land uses.
- Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.

- Develop a Master Environmental Assessment or Environmental Impact Report for the area encompassed by the Area Plan which could reduce processing time associated with subsequent environmental documents for residential projects."

The County implemented this policy as Area Plans were developed or updated (see section 1 - Housing Preservation). The County evaluates the impact of all general plan amendments on the community and County's jobs/housing balance. Although the County has not prepared a Master Environmental Assessment for any Area Plan, program EIRs have been prepared and the County relies upon the "tiering" process in evaluating subsequent housing development projects. This policy is being continued in the Goals, Policies and Programs document of the General Plan as policy 3.3.2-4(1).

- "(2) The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as the elderly, handicapped, large families, single-headed households, farmworkers and the homeless."

This policy was implemented by the County during the reporting period and has been included in the Goals, Policies and Programs document of the General Plan as program 3.3.2-4(2). The policy has been modified to include the "mentally ill" in the special needs classification.

- "(3) Surplus County-owned land shall be evaluated for its suitability for low-income housing. If suitable, such land shall first be made available to the Area Housing Authority."

During the reporting period, no County-owned lands became available for this purpose. A review of the County real property inventory from the CEO's office indicated twelve County-owned properties that are currently underutilized, or not leased or rented on a continuous, daily basis. In every instance, however, the County has made commitments to the neighboring communities to allow the properties to be used for community purposes. This policy has been included in the Goals, Policies and Programs document as policy 3.3.2-4(3), except that the offer of surplus County-owned lands will be extended to public or private non-profit housing organizations rather than to one specific organization.

- "(4) The County shall continue to offer a 25% zoning density bonus for residential projects which provide a minimum of 20% of the units for lower income households; 10% of the units for very low-income households or 50% of the units for senior citizens households. These units should have strict resale or rental controls attached to them."

Article 16 of the County (Non-Coastal) Zoning Ordinance was adopted in 1986 in order to encourage the construction of housing for the elderly or low and moderate households. Subsequent amendments to the Zoning Ordinance were made for consistency with changes in State law, as indicated in the policy. During the reporting period, no developers took advantage of this provision in the Zoning Ordinance. The Goals, Policies and Programs document of the General Plan includes policy 3.3.2-4(4), which provides for the continued implementation of Article 16 of the Non-Coastal Zoning Ordinance.

- "(5) The County shall continue to offer a 25% density bonus for condominium conversion projects which provide a minimum of 33% of the units to moderate-

income households or 15% of the units for lower income households. These units should have a strict resale control attached to them."

The County adopted Article 19 of the Zoning Ordinance which, like Article 16 offers density bonus or other development incentives in order to encourage condominiums affordable to lower- and moderate-income households, consistent with the policy. The affordability maintenance requirement for condominium conversion projects is 30 years. During the reporting period, no developers took advantage of this provision in the Zoning Ordinance. The Housing Section of the Goals, Policies and Programs document of the General Plan includes policy 3.3.2-4(5) that provides for the continued implementation of Article 19 of the Non-Coastal Zoning Ordinance.

Housing Opportunity and Diversity Programs - The following programs were identified in the previous Housing Element to accomplish the goals for housing opportunity and diversity:

- "(1) The Resource Management Agency and the Public Works Agency shall continue the ongoing program to review, evaluate and modify zoning and development standards, where appropriate, to reduce development costs. Priorities for review should be jointly established by the County and the building industry."

The County of Ventura Resource Management Agency and Public Works Agency implement this program on an on-going basis. As a result, the Board of Supervisors considered several amendments to the County Zoning Ordinance. In 1996, the Board approved an amendment allowing ministerial approval of farmworker dwellings where minimum agricultural acreage requirements were met. In addition, in 1997 the Board changed the baseline year from 1976 to 1971 for mobile homes used as single-family dwellings. These provisions may provide cost savings to project applicants.

In addition, language in the previous Housing Section providing for joint efforts by the County and building industry in establishing priorities for review of zoning and development standards has been deleted, since density bonuses for lower-income and senior housing have already been incorporated into the County Zoning Ordinance and the focus of the proposed program is to further reduce development costs for individual affordable housing projects.

- "(2) The Chief Executive Office shall continue to apply for Federal and State funds and grants to the fullest extent possible in order to develop affordable owner-occupied and rental housing for low and moderate-income households, and for those with identified special needs (farmworkers, elderly, handicapped, homeless), and shall encourage and support other housing agencies and non-profit organizations concerned with housing to apply for all available funds for low and moderate-income households and for those with identified special needs." Funds and grants which could be applied for include, but are not limited to, the following:

- HUD - Community Development Block Grant (CBDG) Program,
- HUD - Home Investment Partnership Program,
- HUD - Home Ownership and Opportunity for People Everywhere (HOPE) Program,
- USDA Rural Development - Section 515,

- USDA Rural Development - Sections 514/516,
- USDA Rural Development - Section 523,
- HCD - Farmworker Housing Grant Fund,
- HCD - Homeownership Assistance Program,
- HCD - Rental Housing Construction Program,
- HCD - Rural Land Purchase Fund,
- HCD - Urban, Rural Predevelopment Funds, and
- CHFA - Rental Construction Assistance Program."

The CEO's office, assisted by the Planning Division, was very successful in implementing this policy. For the Fiscal Year 1993-94, there were 81 projects undertaken in the HUD/CDBG Urban County Entitlement Program and \$3,023,765 expended, of which \$1,051,091 was expended in the unincorporated County.

The USDA Rural Development, HCD or CHFA funds are not available directly to the County of Ventura, however, the County encourages and assists non-profit organizations in applying for these funds when necessary.

In general, HCD grants and loans are not available to urban counties. USDA Rural Development and grant to individuals; the County would not be a recipient.

During the reporting period, the County did not utilize CHFA funds.

During the reporting period, Cabrillo Economic Development Corporation (CEDC), a non-profit organization, actively participated in providing affordable owner-occupied and rental housing for lower- and moderate-income households, as well as groups with identified special needs. During the reporting period January 1988 through June 1994, CEDC received \$210,000 from CDBG funds to provide affordable housing in the unincorporated area of the County. The CEDC has utilized these funds as seed monies to initiate development of approximately 100 low-income farmworker dwelling units (Rancho Sespe) and 9 moderate-income units (Los Cabos Lane).

This program has been included in the Goals, Policies and Programs document of the General Plan as program 3.3.3-5(2), with modifications to include the mentally ill in the special needs classification and the deletion of the unnecessary and repetitive listing of Federal and State funds and grants available for lower-income households and those with special needs.

"(3) The Area Housing Authority should continue the Housing Assistance Payments Programs to provide subsidies to eligible low-income renter households and the homeless."

The Area Housing Authority on an ongoing basis under the HUD Section 8 Voucher Program implemented the Housing Assistance Payments (HAP) Program. For the reporting period, the Area Housing Authority provided rent subsidies to 2,625 very low and low-income households through the Section 8 program. This program is included in the Goals, Policies and Programs document as programs 3.3.3-5(3), with modification to focus on assisting lower-income families in renting affordable housing, and (4), with modifications to reflect the termination of the HAP program and the County's participation in Ventura Cities Mortgage Finance Program for down payment assistance.

- "(4) The Ventura County Homeless and Housing Coalition is a non-profit organization interested in and involved in housing and other services for the homeless. The Coalition will: (a) study the number of homeless persons in the County; (b) seek feasible and effective ways of housing them; and (c) research the funding sources available to deal with the problem; and (d) coordinate all agencies serving the homeless in the development of a shelter and housing plans."

During the reporting period, this program was successfully implemented by the Coalition. A "homeless ombudsman" was appointed to investigate reported problems encountered by the homeless and work with the County's PSSA and other agencies in the County in finding solutions. With the assistance of CDBG funding, the Coalition maintained the winter warming shelter at the National Guard Armory. This program is included in the Goals, Policies and Programs document of the General Plan as policy 3.3.3-5(5).

- "(5) The Resource Management Agency (Planning Division) shall study alternative procedures for, and report back to the Board of Supervisors on, the deferment of processing fees (excluding EIRs) and improvement fees (e.g., Quimby, Flood Control, Sheriff, Fire, Water Service and Sanitation) for low and moderate-income housing projects."

The County has not developed this alternative procedure during the reporting period, primarily because no developer of an affordable housing project has raised the issue with the County Planning Division. Generally, the cost for processing a permit is incurred by the developer, so that it is not assumed by the general taxpayer. Given the current problems of County's general fund, that solution appears to be infeasible.

State law requires that local agencies limit the exaction of development fees, as well as water and sewer fees, zoning and building permit fees, school fees, and park and recreation fees, to the costs attributable to the development on which the fee is imposed. In addition, as required by Section 66007 of the Government Code, the County of Ventura defers improvement fees for residential developments until the date of final inspection or the date the certificate of occupancy is issued, whichever is first.

Although the program was not developed during the reporting period, it is included in the Goals, Policies and Programs document of the General Plan as program 3.3.3-5(6). The program calls for a study to be conducted regarding deferment of processing fees for very low-, low- and moderate-income housing projects at such time that the developer of such a project raises the issue.

- "(6) The Resource Management Agency (Planning Division) will continue to implement the provisions of Article 16 of the County Zoning Ordinance, which establishes standards, regulations, density bonuses, and other incentives to encourage the construction of housing for the elderly, or housing affordable to households earning lower incomes."

As indicated in the prior discussion of housing opportunity and diversity policies, the County's Zoning Ordinance Article 16 provides for a density bonus and other development incentives to encourage the construction of housing for the elderly or lower income households as specified under Section 65915 of the Government Code. During the reporting period, no developer applied for the development incentives in Article 16. Nevertheless, this program is included in the Goals, Policies and Programs document as program 3.3.3-5(7).

- “(7) The Resource Management Agency (Planning Division) will continue to implement the provisions of Article 19 of the County Zoning Ordinance, which establishes standards, regulations, density bonuses, and other incentives to encourage condominiums affordable to lower and moderate-income households.”

As indicated in the prior discussion of housing opportunity and diversity policies, the County’s Zoning Ordinance Article 19 provides for a density bonus and other development incentives to encourage the construction of condominiums that are affordable to lower and moderate-income households. During the reporting period, no developer applied for the development incentives in Article 19. Nevertheless, this program is included in the Goals, Policies and Programs document as program 3.3.3-5(8).

- “(8) The Commission on Human Concerns and Project Understanding should continue the Ventura County Lease Assistance Revolving Loans and Grants Fund to provide loans and/or grants to low-income individuals, families, senior citizens, handicapped or disabled persons who are either homeless or “at risk of becoming homeless.”

CDBG was the source of funding for this program during the reporting period. The Commission and Project Understanding successfully utilized the funds for food and motel vouchers and grants for rental assistance for persons at risk of becoming homeless. This program has been included in the Goals, Policies and Programs document as program 3.3.3-5(10), except that language limiting the source of loans/grants for low-income homeless persons to specific organizations has been changed to include appropriate non-profit organizations.

- “(9) The Resource Management Agency (Planning Division) shall study and report back to the Board of Supervisors on the viability of utilizing a Housing Trust Fund to finance affordable housing activities, as part of the next update of the Housing Section of the General Plan.”

This program was implemented by presentation of a report to the Board of Supervisors analyzing the viability of a Housing Trust Fund in conjunction with the 2000 update to the Housing Section of the Goals, Policies and Programs document of the County General Plan. That report concluded that a Housing Trust Fund does not appear to be cost effective since so little future growth is expected for the unincorporated area of the County. Nonetheless, program 3.3.3-5(11) was added to reflect the use of the State-mandated portion of tax-increment revenues from redevelopment agencies for housing.

The Housing Section of the General Plan Goals, Policies and Programs document also includes program 3.3.3-5(9), which obligates the Planning Division to monitor State housing legislation for changes in housing law and to amend the County Zoning Ordinance as needed to remain consistent with those changes.

In addition to the above programs, program 3.3.3-5(12) was added to direct the Planning Division to study the feasibility of exempting residential dwelling units for lower-income families from the prohibitions on discretionary projects having significant, unmitigated project traffic impacts (General Plan policy 4.2.2-5). The purpose of this exemption is to further respond to the acute, existing and future housing needs for lower-income families as described in the 1998-2005 RHNA. This exemption would not

only remove a constraint to the construction of lower-income dwelling units in certain areas of the County (e.g., Ojai Valley), the exemption is consistent with State law governing Congestion Management Plans.

Program 3.3.3-5(13) was added to amend the Zoning Ordinance to allow second dwelling units by zone clearance instead of a Planned Development Permit to reduce process time and costs. In addition, section 65852.2 of the Government Code currently allows cities and counties to permit second dwelling units up to 1,200 square feet in area (i.e., three-bedroom dwelling) in residential zones. The Ventura County Zoning Code currently has a maximum square footage standard of 700 square feet (one bedroom dwelling). The Building and Safety Division and Zoning Enforcement Section of the Planning Division report that, in the last decade, there has been a high incidence of illegal building conversions to establish second dwelling units in excess of 700 square feet. The proposed amendment would allow these illegal second units to be legalized without forcing residents to find alternate housing.

Program 3.3.3-5(14) was also added to the goals, policies and programs document to reflect changes in State housing law concerning farmworker-housing needs. This program directs the Planning Division to prepare a program to undertake a more detailed study of farmworker households, farmworker housing needs and additional methods to address those needs. The study will include a survey of a sample of farmworker households to estimate living conditions, an analysis of trends in changes in agricultural crop types and future farmworker housing needs, and an evaluation of AE and OS-zoned sites that are suitable for farm labor housing projects as well as ministerial farmworker housing standards and lot coverage standards contained in the county Zoning Ordinance. The program will include preparation of an amendment to the Zoning Ordinance to allow farm labor housing projects on AE and OS-zoned land with a Planned Development (PD) permit, rather than a Conditional Use permit (CUP).

4. Housing Equality

Housing Equality Goals/Objectives - The Housing Equality goal identified in the 1988 Housing Element was to "promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry, national origin, color, or socio-economic status." One objective was cited to promote housing equality. It stated that the County would "attempt to eliminate discrimination in housing by supporting Federal, State and local fair housing laws and policies."

Housing Equality Policies - The 1988 Housing Element established two policies designed to achieve the goal for Housing Equality in the Housing Section of the Goals, Policies and Programs document of the General Plan:

- "(1) The County shall continue to promote equality opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors."
- "(2) The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing."

Housing Equality Program - The 1988 Housing Element also identified one program to effectuate the Housing Equality policies: "The Area Housing Authority should continue the Fair Housing Program to provide a full range of services including counseling and referral, affirmative action, publications relative to fair housing laws, and tenant-landlord rights."

Since 1991, CDBG funds have been utilized by the Area Housing Authority to support the Fair Housing Program, including counseling and referral for tenant-landlord issues. These services are provided to more than 2,000 persons annually.

The Goals, Policies and Programs document of the General Plan includes policies 3.3.2-5(1) and (2) and program 3.3.3-6 in order to promote and encourage housing equality in the County. The new policy indicates that the County and the cities will continue to endorse counseling for fair housing issues, including that offered by the legal department of the Commission on Human Concerns, since the AHA is no longer involved in providing that service.

5. Area Plans and Other County Policies

County General Plan Goals/Objectives - The 1988 Housing Element set forth the following goal:

"Ensure that the Population and Housing Section of the County General Plan and new housing developments are consistent with the goals, objectives and policies of the various Area Plans and other County adopted plans and policies, and ensure that Area Plans are consistent with the goals, objectives, and policies of the Housing Section of the County General Plan."

Two policies were developed in the 1988 Housing Element to effectuate the stated goal of this section:

- "(1) As Area Plans are developed or updated, they shall be consistent with the goals and policies of the Population and Housing Section of the County General Plan.
- "(2) The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:
 - Consistency with adopted population forecasts
 - Balance of residential development with employment opportunities
 - Preservation and conservation of natural resources
 - Recognition of environmental hazards and constraints
 - Preservation and promotion of community character
 - Availability of existing and planned infrastructure and urban services."

During the reporting period, the updates to the Saticoy Area Plan, Ojai Valley Area Plan, El Rio/Del Norte Area Plan and Piru Area Plan were initiated and completed. All goals, policies and programs of those Plans were consistent with the Population and Housing Section of the County General Plan. In addition, all housing development permit applications were reviewed to ensure consistency of the proposed development with the goals, policies and programs of the appropriate Area Plan.

The above goal and policies are retained in the Goals, Policies and Programs document of the General Plan as goal 3.3.1-8 and policies 3.3.2-6 (1) and (2) to ensure consistency between the Countywide General Plan elements and other County policies. Programs were not included in the 1988 General Plan and are not included in the current Plan because the policies are sufficiently specific for implementation.

6. Population and Housing Section Update

Population and Housing Section Update Goals/Objectives - The following goal/objective was cited in the 1988 Housing Section:

"Ensure the Population and Housing Section of the County General Plan is kept current by updating population data on an ongoing basis by reassessing the goals, objectives and policies of the Population and Housing Section, and evaluating the effectiveness of the Section's programs every five years or as otherwise specified by State law."

Housing Section Update Policy - The 1988 Housing Element established one policy designed to meet the objective listed above:

"In accordance with State law, the Housing Section of the General Plan shall be revised every five years, or as necessary. The entire Housing Section and Land Use Appendix shall be reviewed as necessary to identify changes in the County's housing programs that may be appropriate based upon changing needs or priorities." The County has revised the Housing Section of the General Plan as required by the California Government Code, as revised from time to time."

Housing Section Update Programs - The 1988 Housing Element identified two programs to ensure the update of the Housing Element:

"(1) The Planning Division shall continue to monitor housing and population trends, and periodically reassess the County's housing needs, objectives and implementation programs. Housing factors that should be monitored include: Population increases and distribution; Rental housing construction and vacancy rates; Ownership housing construction and vacancy rates; Employment general and housing demand; current housing need by type, tenure and number; number of homeless persons and their distribution; Land availability for the construction of low and moderate-income housing; Evaluation of Implementation Programs annually as required by the Government Code."

The County continues to implement the Development Monitoring (Monitoring) Program. The Monitoring program tracks residential development from the time plans are submitted through plan approval, recordation and eventual build-out. The program monitors the number and type of dwelling units for tract maps, parcel maps, and other land divisions. This data is used to determine consistency with the Air Quality Management Plan (AQMP), 208 Water Quality Management Plan, population and dwelling unit projections, transportation planning programs, and for other planning purposes.

In addition, the County prepares a General Plan Annual Report that assesses the status of the General Plan and the progress of its implementation. This report also includes Ventura County's progress in meeting its share of the regional housing needs.

As required by State law, the Housing Element must be updated every five years, or as necessary. The County prepared the update to the 1984 Housing Element in 1988,

with minor changes in 1992. The next required comprehensive update for July 1994 was extended by the State through legislation that set the next required comprehensive update for June 30, 2000.

“(2) The Planning Division will periodically prepare an update to the Population and Housing Section of the General Plan as appropriate, but not less than that required by State law, to reflect the results of the periodic reassessment of the County’s housing needs, objectives, and implementation programs.”

The 1984 Housing Element was revised in 1988, and a minor amendment was prepared in 1992. In accordance with the five-year statutory cycle prescribed by State law, the next comprehensive update of the Housing Section of the General Plan was to be completed by July 1994. The State adopted legislation which excused the preparation of a Housing Element in 1994, due to budgetary limitations, and set the next Housing Element update for June 30, 1998 and, subsequently, for June 30, 2000.

Policy 3.3.2-7 and programs 3.3.3-7(1) and (2) are included in the Goals, Policies and Programs of the General Plan to ensure the periodic revisions of the County’s housing needs, objectives, and implementation programs. Language changes are included for clarity or detail, and to specifically include farmworker dwellings as a housing need for consistency with recent amendments to State Housing Law. Monitoring of Coastal Zone construction and demolition is included in both the policy and programs.

7. Conclusions

The goals, policies and programs contained in the current Housing Section of the General Plan are essentially the same as those contained in the 1988 Housing Section, with the exception that they have been updated to include new housing needs objectives for the planning period 1998 to 2005. In addition, the majority of the policies and programs established in the previous element remain ongoing policies and programs. Further, as indicated by the above evaluation of the previous housing element, the County has been reasonably successful in achieving the goals and objectives and implementing the policies and programs that were established in 1988.

Although significant changes to the goals, objectives, policies, or programs were not included as part of the current update cycle, the County will continue to reassess the Housing Section of the Goals, Policies and Programs document and the Land Use Appendix of the General Plan on an ongoing basis. The next five-year review is scheduled for July 2005.

3.3.8 OTHER REQUIRED HOUSING INFORMATION

The State Government Code requires that the Housing Element also evaluate housing activities in the Coastal Zone, if appropriate, and report on any federal, state, or local assisted housing projects eligible (at risk) to convert within ten years. In addition, a description of public participation in the development of the Housing Element (or Section) is mandatory. Those discussions are as follows:

1. Coastal Zone Housing

Section 65583 of the State Government Code state that the Housing Section (or Element) should report on housing activities in the Coastal Zone after January 1, 1982. The required information is presented below:

New Units - A total of 82 new units were constructed in the unincorporated Coastal Zone between January 1, 1988 and June 30, 1994, for a total of 266 since January 1, 1982.

New Low and Moderate-income Units - Four multi-family structures and four mobile homes were constructed or installed in the unincorporated Coastal Zone to serve low or moderate-income families since between January 1, 1988 and June 30, 1994, for a total of 15 multi-family structures, 9 mobile homes, and 6 single-family attached units since January 1, 1982.

Low and Moderate-income Units Lost - Between January 1, 1988 and June 30, 1994, one single-family attached unit was removed from the unincorporated Coastal Zone, for a total of 7 single-family attached units removed since January 1, 1982.

Low and Moderate-income Units Replaced - Section 65588(d)(4) of the Government Code requires that the Housing Element evaluate the number of low- or moderate-income dwelling units that have been required for replacement or authorized to be converted or demolished in the Coastal Zone. As stated above, 8 new low and moderate-income units have been constructed in the unincorporated Coastal Zone for the reporting period, for a total of 30 units since January 1, 1982, which exceeds the number of units that were demolished or removed in the same period.

2. Preservation of Assisted Housing

Section 65583 of the Government Code requires that jurisdictions conduct an analysis and adopt programs for preserving assisted housing development in their Housing Elements. In addition, jurisdictions are required to report on how many, if any, publicly assisted residential units are eligible (at-risk) to convert to non-low-income housing uses due to termination of subsidy contracts, mortgage prepayments, or expiring use restrictions within a ten-year analysis period (January 1, 1998 - January 2008).

The Planning Division requested the assistance of HUD and the State Department of Housing and Community Development in locating a listing of federal and state project-based assisted residential units eligible to convert to non-low-income housing uses within the target period. A review of this information indicates that there are no "at-risk" units in the unincorporated area of the County.

Local programs (i.e., revenue bond programs, redevelopment programs, CDBG programs, in-lieu fees or inclusionary programs, and density bonus programs) which facilitate or provide subsidies for low-income housing are also required to State law to be included in the analysis of assisted residential units. A review of records maintained by the County CEO's office indicates that there are no project-based residential assistance programs now being administered in the unincorporated area of the County.

3. Public Participation

Section 65588 of the State Government Code requires that local Housing Elements describe the effort to achieve public participation of all economic segments of the community in the development of the Housing Element. Notices and/or copies of the draft update to the Population and Housing Section of the County General Plan were mailed to the following local interest groups for review and comment:

- Area Housing Authority
- Areawide Agency on Aging
- Building Industry Association

- Cabrillo Economic Development Corporation
- California Rural Legal Assistance (CRLA)
- Channel Islands Beach Community Services District
- Citizens to Preserve the Ojai
- El Rio/Del Norte Municipal Advisory Council
- Environmental Coalition
- Las Posas Citizen's Advisory Committee
- League of Women Voters
- Oak Park Neighborhood Council
- Piru Neighborhood Council
- Sierra Club
- Ventura County Association of Governments
- Ventura County Economic Development Association
- Ventura River Valley Municipal Advisory Council
- Ventura County Superintendent of Schools

In addition, a notice was published in a local paper informing the public of the availability of the draft update to the Population and Housing Section of the General Plan for review and comment.

The proposed amendments to the Population and Housing Section of the Goals, Policies and Programs document of the General Plan and the accompanying 1988 Environmental Impact Report and Addendum EIR prepared for the 1998 Housing Section amendments, were subsequently reviewed in public hearings by the County Planning Commission and the County Board of Supervisors. In addition to the required newspaper notice regarding the above hearings, written notification was specifically sent to all of the above-identified groups to advise them of public hearing dates and to invite public comment.

3.4 EMPLOYMENT AND COMMERCE & INDUSTRY

3.4.1 LAND USE PLANS

As indicated in chapter 3.2 of this Land Use Appendix, Figure 3.2.3 shows the land use acreage, employment densities, and commercial and industrial building intensities based on adopted city and County general plans.

It should be recognized that true buildout never actually occurs, as general plans are periodically amended to anticipate and accommodate future housing and employment needs. Most of the city plans are targeted to the year 2010; therefore, Figure 3.2.3 is assumed to present general land use, building intensity, and employment density ranges which will exist in that year.

3.4.2 EMPLOYMENT FORECASTS

Figure 3.4.1 presents a summary of the 1990-2010 employment forecasts for Ventura County, which were adopted by the Ventura Council of Governments (VCOG) on September 28, 2000. The Countywide employment forecast projects a higher figure than forecast by the Southern California Association of Governments (SCAG) in February 2000. VCOG projects that there will be 369,923 employees in the year 2010 compared to a draft SCAG projection issued in February 2000 of 368,338 employees.

The VCOG forecast was developed by a "bottom-up" approach, in which forecast figures submitted by each jurisdiction were aggregated into countywide totals.

3.4.3 JOBS/HOUSING BALANCE

According to the Vehicle Miles Traveled Reduction Final Report (adopted by VCOG in 1995), there is no universally accepted definition of "Jobs/Housing Balance." For purposes of discussion, however, it was defined in that report as "equal employment, housing and service opportunities within an identified geographic area." According to that report, the proximity of job location and suitable housing is the most significant factor in reducing vehicle miles traveled and time spent in traffic. The report also states that the most common jobs/housing measure is a quantitative value or a numerical ratio for a given geographic area or commute-shed. This ratio provides a useful reference to indicate "equilibrium" in the ratio between jobs and housing units within sub-areas of the SCAG region. However, the report states that a range rather than a specific ratio should be utilized for determining balance and recommends that 10% latitude above and below the SCAG "benchmark" ratio be utilized.

Figure 3.4.2 compares the employment/housing ratios derived from the 1990-2010 dwelling unit forecast tables in chapter 3.3 and the employment-forecast tables contained in this chapter.

Based on the 1990 Census, the jobs/housing ratio for the 6-county SCAG region was 1.21:1 (i.e., 1.21 jobs per dwelling unit), and the Ventura County jobs/housing ratio was 1.26:1. Therefore, in 1990 Ventura County as a whole was considered "balanced" with regard to jobs and housing (i.e., within the jobs/housing range of 1.10:1 to 1.34:1). At the same time, however, some "growth" areas of the County were either "jobs rich/housing poor" (e.g., Port Hueneme Growth Area [2.56:1], Thousand Oaks Growth Area [1.76:1], and Ventura Growth Area [1.51:1], Camarillo Growth Area [1.45:1]); or were "jobs poor/housing rich" (e.g., Oak Park

FIGURE 3.4.1
VCOG Employment Forecast

Area	Census 4/1/1990	VCOG Estimate 1998	Forecast 2000	Forecast 2005	Forecast 2010
Camarillo GA	30,516	34,485	34,833	35,702	36,571
(Camarillo City)		(31,100)	(31,414)	(32,198)	(32,982)
Camarillo NGA	3,169	876	975	1,168	1,470
Fillmore GA	2,514	3,652	3,905	4,539	5,172
(Fillmore City)		(3,389)	(3,624)	(4,213)	(4,800)
Fillmore NGA	756	477	482	494	506
Las Posas NGA	2,941	1,318	1,320	1,325	1,330
Moorpark GA	7,815	6,936	7,690	9,241	11,461
(Moorpark City)		(6,772)	(7,513)	(9,044)	(11,219)
Moorpark NGA	143	259	259	259	259
North Half NGA	103	35	37	43	49
Oak Park GA	36	824	840	880	920
Oak Park NGA	0	0	0	0	0
Ojai GA	5,705	6,483	6,523	6,624	6,725
(Ojai City)		(3,541)	(3,620)	(3,802)	(4,015)
Ojai NGA	678	162	163	166	169
Oxnard GA	44,656	52,707	53,716	56,965	58,762
(Oxnard City)		(50,975)	(51,951)	(55,093)	(56,831)
Oxnard NGA	4,139	18,000	18,000	18,000	18,000
Piru GA	341	247	262	301	339
Piru NGA	319	163	165	169	173
Port Hueneme GA	19,528	16,756	16,870	17,154	17,438
(Port Hueneme City)		(16,410)	(16,496)	(16,710)	(16,924)
Santa Paula GA	6,770	6,653	7,055	8,061	9,066
(Santa Paula City)	(6,440)	(6,440)	(6,829)	(7,802)	(8,775)
Santa Paula NGA	2,270	2,300	2,339	2,436	2,533
Simi Valley GA	31,468	31,095	34,110	41,647	49,184
(Simi Valley City)		(30,944)	(33,944)	(41,444)	(48,944)
Simi Valley NGA	12	350	352	358	364
Thousand Oaks GA	69,828	69,410	71,255	76,191	80,481
(Thousand Oaks City)		(68,002)	(69,810)	(74,646)	(78,849)
Thousand Oaks NGA	160	52	65	97	129
Ventura GA	58,543	59,693	60,915	64,869	67,024
(Ventura City)		(56,449)	(57,604)	(61,343)	(63,381)
Ventura NGA	800	488	507	555	604
Ahmanson Ranch GA*	0	0	0	597	1,194
(Incorporated Total)		(274,022)	(282,805)	(306,295)	(326,720)
(Unincorporated Total)*		(39,398)	(39,833)	(41,546)	(43,203)
Ventura County Total*	286,770	313,420	322,638	347,841	369,923
(Numbers in Parentheses) = Jurisdiction numbers					
*Forecast figures for Ahmanson Ranch Growth Area differ from those approved by VCOG on September 28, 2000. Figures shown here will be taken to VCOG for adoption as policy numbers.					

FIGURE 3.4.2
VCOG Employment/Housing Forecast

Area	Census 4/1/1990	Estimate 1998	Forecast 2000	Forecast 2005	Forecast 2010
Camarillo GA	1.45	1.48	1.44	1.39	1.33
(Camarillo City)		(1.49)	(1.45)	(1.39)	(1.32)
Camarillo NGA	2.38	0.59	0.64	0.49	0.56
Fillmore GA	0.70	0.95	1.01	1.05	1.07
(Fillmore City)		(0.89)	(0.95)	(0.98)	(1.01)
Fillmore NGA	1.37	0.87	0.88	0.88	0.88
Las Posas NGA	2.85	1.16	1.14	1.11	1.08
Moorpark GA	0.96	0.75	0.82	0.96	1.16
(Moorpark City)		(0.75)	(0.82)	(0.97)	(1.18)
Moorpark NGA	1.27	1.53	1.90	1.77	1.64
North Half NGA	0.33	0.10	0.10	0.11	0.12
Oak Park GA	0.01	0.16	0.16	0.16	0.16
Oak Park NGA	0.00	0.00	0.00	0.00	0.00
Ojai GA	0.60	0.67	0.65	0.63	0.61
(Ojai City)		(1.10)	(1.12)	(1.12)	(1.12)
Ojai NGA	0.40	0.09	0.09	0.09	0.09
Oxnard GA	1.00	1.12	1.13	1.13	1.09
(Oxnard City)		(1.17)	(1.18)	(1.18)	(1.13)
Oxnard NGA	3.94	17.21	17.16	17.00	16.84
Piru GA	0.74	0.42	0.44	0.45	0.45
Piru NGA	2.53	1.38	1.30	1.28	1.26
Port Hueneme GA	2.56	2.14	2.05	2.04	2.08
(Port Hueneme City)		(2.14)	(2.04)	(2.02)	(2.04)
Santa Paula GA	0.83	0.78	0.83	0.83	0.86
(Santa Paula City)	(0.80)	(0.76)	(0.80)	(0.81)	(0.84)
Santa Paula NGA	2.93	2.84	2.87	2.90	2.94
Simi Valley GA	0.92	0.86	0.89	0.97	1.07
(Simi Valley City)		(0.88)	(0.91)	(0.98)	(1.09)
Simi Valley NGA	0.02	0.49	0.49	0.48	0.47
Thousand Oaks GA	1.76	1.58	1.57	1.65	1.65
(Thousand Oaks City)		(1.63)	(1.62)	(1.66)	(1.69)
Thousand Oaks NGA	0.33	0.10	0.13	0.18	0.23
Ventura GA	1.51	1.47	1.48	1.51	1.51
(Ventura City)		(1.44)	(1.46)	(1.48)	(1.48)
Ventura NGA	1.19	0.69	0.72	0.76	0.81
Ahmanson Ranch GA*	0.00	0.00	0.00	0.40	0.53
(Incorporated Total)		(1.29)	(1.30)	(1.31)	(1.33)
(Unincorporated Total)*		(1.19)	(1.18)	(1.15)	(1.11)
Ventura County Total*	1.26	1.28	1.28	1.29	1.30
(Numbers in Parentheses) = Jurisdiction numbers					
*Employment forecast figures for Ahmanson Ranch Growth Area differ from those approved by VCOG on September 28, 2000. Figures shown here will be taken to VCOG for adoption as policy numbers.					

Growth Area [0.01:1], Ojai Growth Area [0.60:1], Fillmore Growth Area [0.70:1], Piru Growth Area [0.74:1], Simi Valley Growth Area [0.92:1], and Moorpark Growth Area [0.96:1].

Based on the 1998 SCAG Regional Transportation Plan forecast, the jobs/household ratio for the 6-county SCAG region for the year 2010 is projected to be 1.44:1 (i.e., 1.44 jobs per household). This number represents a jobs/household “equilibrium” or balance within the SCAG region at that point in time. In order to convert SCAG’s jobs/household ratio to a jobs/housing ratio which could be compared with the VCOG employment and dwelling unit forecasts, it is assumed that there is a 4% difference between *total* dwelling units and *occupied* dwelling units (which are, by definition, households). This assumption incorporates the actual difference that existed in 1990. With this conversion, the jobs/housing ratio for the SCAG region for the year 2010 is projected to be 1.38.

Applying the 10% range to the 2010 jobs/housing ratio for the SCAG region, the “balanced” ratio would be between 1.24:1 and 1.52:1. Under this assumption, a ratio lower than 1.24:1 represents excess housing (“housing rich/jobs poor”), and a ratio higher than 1.52:1 represents excess jobs (“jobs rich/housing poor”).

By the year 2010, Ventura County is projected to remain “balanced” with an overall jobs/housing ratio of 1.30:1. However, the growth areas projected to be “jobs rich/housing poor” in the year 2010 are, in order of the magnitude of the ratio, the Port Hueneme Growth Area [2.08:1], the Thousand Oaks Growth Area [1.65:1] and the Ventura Growth Area [1.51:1]. Conversely, the growth areas that are projected to be “jobs poor/housing rich” in the year 2010 are the Ahmanson Ranch Area [0.53:1], Oak Park Growth Area [0.16:1], Piru Growth Area [0.45:1], Ojai Growth Area [0.61:1], and Santa Paula Growth Area [0.86:1].

The above approach for calculating jobs/housing ratios is based on the *cumulative total* approach, in which existing and new jobs, and existing and new housing, are combined and then compared by use of a ratio. To redress jobs/housing imbalances using this approach, one policy option would be to attempt to eliminate or substantially reduce jobs/housing imbalances within a geographical area in a relatively short period of time (20 or 30 years). However, as indicated in the VMT Reduction Final Report, the implementation of such a policy could cause major housing market disruptions and may actually increase VMT over the short term. If, for example, a “housing rich” city attempts to add substantially more jobs than housing units, residents currently working outside the city would not necessarily change jobs to work within the city, nor would they necessarily move outside the city to be closer to their current job. In the short term, new employees seeking housing within the city would face a housing shortage, even though the city would be classified as “balanced.”

Another approach for calculating jobs/housing ratios is based on the *incremental change* in jobs and housing between 1998 and 2010. This method assumes that if the goal of “jobs/housing balance” is to be achieved by individual jurisdictions without causing housing market disruptions, then increases in jobs should be matched by corresponding increases in the housing supply. Because this method would be less dependent on the job and housing choices of existing residents or of other communities, it would be less disruptive to housing markets. However, this approach does relatively little to rectify the current jobs/housing imbalances of individual jurisdictions. Some combination of the cumulative total and incremental change approaches, along with inter-jurisdictional cooperation, is needed to achieve overall, long-term balance with a minimum of short-term disruption.

The incremental changes in jobs and housing units from 1998 to 2010 for each jurisdiction are shown in Figure 3.4.3. The jobs/housing ratio for these incremental changes is shown in the right-hand column. As can be seen, the incremental changes for the County as a whole are relatively “balanced” between 1998 and 2010 [1.44:1]. Among jurisdictions, the following are

FIGURE 3.4.3

Incremental Change in Employment/Housing Balance (1998-2010)

Area	D.U. Estimate 1/1/98	D.U. Forecast 2010	D.U. 1998-2010 Increase	Employment Estimate 1998	Employment Forecast 2010	Employment 1998-2010 Increase	Incremental E/H Balance
Camarillo GA	23,301	27,495	4,194	34,485	36,571	2,086	0.50
(Camarillo City)	(20,894)	(24,999)	(4,105)	(31,100)	(32,982)	(1,882)	0.46
Camarillo NGA	1,492	2,615	1,123	876	1,470	594	0.53
Fillmore GA	3,844	4,815	971	3,652	5,172	1,520	1.57
(Fillmore City)	(3,804)	(4,775)	(971)	(3,389)	(4,800)	(1,411)	1.45
Fillmore NGA	548	574	26	477	506	29	1.12
Las Posas NGA	1,136	1,234	98	1,318	1,330	12	0.12
Moorpark GA	9,307	9,862	555	6,936	11,461	4,525	8.15
(Moorpark City)	(9,075)	(9,544)	(469)	(6,772)	(11,219)	(4,447)	9.48
Moorpark NGA	169	158	(11)	259	259	0	0.00
North Half NGA	353	407	54	35	49	14	0.26
Oak Park GA	5,149	5,663	514	824	920	96	0.19
Oak Park NGA	2	2	0	0	0	0	0.00
Ojai GA	9,676	11,026	1,350	6,483	6,725	242	0.18
(Ojai City)	(3,217)	(3,596)	(379)	(3,541)	(4,015)	(474)	1.25
Ojai NGA	1,805	1,972	167	162	169	7	0.04
Oxnard GA	47,095	54,052	6,957	52,707	58,762	6,055	0.87
(Oxnard City)	(43,451)	(50,113)	(6,662)	(50,975)	(56,831)	(5,856)	0.88
Oxnard NGA	1,046	1,069	23	18,000	18,000	0	0.00
Piru GA	594	748	154	247	339	92	0.60
Piru NGA	118	137	19	163	173	10	0.53
Port Hueneme GA	7,833	8,397	564	16,756	17,438	682	1.21
(Port Hueneme City)	(7,680)	(8,277)	(597)	(16,410)	(16,924)	(514)	0.86
Santa Paula GA	8,526	10,526	2,000	6,653	9,066	2,413	1.21
(Santa Paula City)	(8,462)	(10,452)	(1,990)	(6,440)	(8,775)	(2,335)	1.17
Santa Paula NGA	811	862	51	2,300	2,533	233	4.57
Simi Valley GA	36,339	46,043	9,704	31,095	49,184	18,089	1.86
(Simi Valley City)	(35,346)	(45,088)	(9,742)	(30,944)	(48,944)	(18,000)	1.85
Simi Valley NGA	715	782	67	350	364	14	0.21
Thousand Oaks GA	43,868	48,689	4,821	69,410	80,481	11,071	2.30
(Thousand Oaks City)	(41,680)	(46,598)	(4,918)	(68,002)	(78,849)	(10,847)	2.21
Thousand Oaks NGA	515	549	34	52	129	77	2.26
Ventura GA	40,675	44,383	3,708	59,693	67,024	7,331	1.98
(Ventura City)	(39,124)	(42,699)	(3,575)	(56,449)	(63,381)	(6,932)	1.94
Ventura NGA	707	748	41	488	604	116	2.83
Ahmanson Ranch GA*	139	2,271	2,132	0	1,194	1,194	0.56
(Incorporated Total)	(212,733)	(246,141)	(33,408)	(274,022)	(326,720)	(52,698)	1.58
(Unincorporated Total)*	(33,030)	(38,938)	(5,908)	(39,399)	(43,203)	(3,804)	0.64
COUNTYWIDE TOTAL*	245,763	285,079	39,316	313,421	369,923	56,502	1.44

(Numbers in Parentheses) = Jurisdiction numbers

*Employment forecast figures for Ahmanson Ranch Growth Area differ from those approved by VCOG on September 28, 2000. Figures shown here will be taken to VCOG for adoption as policy numbers.

projected to grow in a "jobs rich/housing poor" manner: Moorpark [9.48:1], Thousand Oaks [2.21:1], Ventura [1.94:1], Simi Valley [1.85:1]. On the other hand, the incremental change for unincorporated area is relatively "jobs poor/housing rich" [0.64:1].

Based on the above ratios (using either approach), it appears that several jurisdictions have adopted employment forecasts which are in conflict with the suggested jobs/housing balance measures contained in the VMT Reduction Final Report. If implementation of these measures is to be successful, jurisdictions will need to individually and collectively: (1) revisit the report, (2) begin a focused discussion on whether jobs/housing strategies and/or policies should be adopted, and (3) begin incorporating these strategies and/or policies into their forecasting process and land use plans.

Because of the above Jobs/Housing issues, the County Goals, Policies and Programs document contains goals and policies that require jobs/housing balance issues to be addressed. Goal 3.4.1-6 requires that the County:

"Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities."

In addition, Policy 3.4.2-8 states:

"As Area Plans are prepared or updated, or applications for employment-generating developments of 30 or more full-time employees are received, planned industrial and commercial areas/developments shall be evaluated to assess the impact on jobs/housing balance within the region."

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